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DANVILLE

DANVILLE HOUSING ELEMENT UPDATE

- Adopted December 2001 (Approval Reaffirmed March 2002)

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DANVILLE HOUSING ELEMENT UPDATE
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SUMMARY

This summary lists key information contained in the body of the Housing Element. The figures are based on information from the 1990 Census, the 2000 Census, ABAG – *Projections 2000* and the California Department of Finance.

Population

Danville's 2000 population was established by the 2000 Census to be 41,715 persons (excludes population in the sphere of influence area). The Town's population increased by 10,409 persons (or 33%) between 1990 and 2000. The Town's population is projected to increase by an additional 3,585 persons (or 8.6%) between 2000 and 2010, taking the total population to 45,300 persons. For comparisons, *Projections* 2000 indicates the population increase for the entire Tri-Valley Region was 31% percent from 1990 to 2000 (taking the population from 221,455 to 290,600) and is projected to increase by an additional 72,200 persons (or 25%) between 2000 and 2010, taking the total population to 362,800 persons.

Households

The total number of households in Danville was established by the 2000 Census to have increased by 3,752 (or 34%) between 1990 and 2000 (taking the number of households from 11,064 to 14,816). The number of households in Danville is projected to increase by 764 (or 5.1%) between 2000 and 2010, taking the total number of households to 15,580. For comparisons, *Projections 2000* indicates that the increase of households for the entire Tri-Valley Region was 27% percent from 1990 to 2000 (taking the number of households from 78,027 to 99,070) and is projected to increase by an additional 24,500 (or 25%) between 2000 and 2010, taking the total the number of households to 123,570.

Average household size for Danville slightly declined in the ten-year period, from 2.82 in 1990 to 2.78 in 2000.

Income and Housing Costs

The mean household income in the Danville Area in 2000 was estimated to be $135,300 (an increase of 21% since 1990). The Countywide mean household income was $67,800 in 1990 and $86,500 in 2000. The Danville Area mean household income is projected to increase to $152,400 (plus 12.6%) by 2010.

In 2000, the average sales price for new homes (single family) in Danville was $908,000 (ninety units).

Employment

Projections 2000 estimates that the Danville Area added 360 new jobs between 1990 and 2000 (going from 8,800 to 9,160 jobs) and will generate 1,850 new jobs between 2000 and 2010 (going from 9,160 to 11,010 jobs), with the largest area of additional jobs being in the service sector. For comparisons, *Projections* 2000 indicates that the number of jobs in the entire Tri-Valley Region increased by 40,980 jobs (plus 33%) from 1990 to 2000 (taking the number of jobs from 125,360 to 166,340) and is projected to increase by an additional 51,820 (plus 31%) between 2000 and 2010, taking the total the number of jobs to 218,160.

Danville is a net supplier of housing with 1.65 households for every job located in the Town in 2000. This situation is projected to continue over through 2010, the horizon year of the current general plan, with a ratio of 1.50 households for every job projected to be reached by the year 2010. For comparisons, *Projections* 2000 indicates that the Tri-Valley Region had only 0.59 households for every job in the Region, with a ratio of 0.57 households per job projected by 2010.

Regional Housing Needs Determination Allocation

The Regional Housing Needs Determination allocation for Danville for the 2001 – 2006 planning period (which would count housing units delivered between January 1, 1999 and December 31, 2001), as assigned by the Association for Bay Area Governments (ABAG), is as follows:

Very low income	140
Low income	88
Moderate Income	216
Subtotal	444
Above Moderate Income	666
Total Need	1,110 (for an average of 148 units per year)

Housing Supply

The State Department of Finance figures for January 1, 2000 indicated that in 2000, there were a total of 14,556 housing units in Danville (counting occupied and non-occupied units); 94.4 percent of these units were single family attached or detached and 5.6 percent were multi-family. A total of 510 units were reported vacant (3.5%).

In 2000, 89 percent of the occupied units were owner-occupied and 11 percent were renter-occupied.

Housing in Danville is in excellent condition.

Progress Towards Danville Regional Housing Needs Determination Allocation

The sites in Danville identified to have residential development potential (i.e., have the appropriate land use designation and zoning in place to accommodate residential development) can potentially accommodate a total of 1,355 new units for the 2001 – 2006 planning period.

For the period of January 1, 1999 through August 15, 2001, certificates of occupancy were issued for 433 new housing units in Danville. These 433 units had the following household income distribution: 2 very low income units; 24 low income units; 61 moderate income units; and 346 above moderate income units.

In addition to the residential units completed over those 32+/- months, there were approximately 107 additional residential lots where construction of new housing units was occurring or where the lots were located within an active residential development and commencement of construction could occur upon issuance of a building permit. Residential development on these 107 lots is anticipated to have the following household income distribution upon occupancy: zero very low income units; 13 low income units; 5 moderate income units; and 89 above moderate income units.

The Bridge Housing / Town of Danville 75 unit affordable senior apartment project is the major affordable housing project that will occur in Danville during the planning period. That project's construction is slated to start in early 2002. These units will all be very low income units (some will be extremely low income units).

After accounting for the above, the remaining sites in Danville that could reasonably develop within the 2001 – 2006 planning period are projected to have a development yield of up to 647 additional units. It is conservatively assumed that only two-thirds of these units will develop by the end of the planning period (i.e., 431 of 647 potential units would be constructed by the end of 2006). The anticipated household income distribution would be as follows: zero very low income units; 11 low income units; 20 moderate income units; and 400 above moderate income units.

There is one residential site located within the Town's sphere of influence and outside the Town limits that may contribute towards Danville's Regional Housing Needs Determination (RHND) allocation (i.e., the Wendt site). Pursuant to BAG, 75% of the units developed on that site during the planning period are to be credited against Danville's RHND allocation. The residential yield of the project towards Danville's RHND allocations is estimated to be 138 single family residential units and 39 multiple family residential units, with all units assumed to be above moderate income units. A conservative assumption would be that, while all of the multiple family residential units will likely be built by the end of 2006, that only one half of the single family residential units would be developed (i.e., 108 total units).

With completion of the above-cited residential development, Danville's progress towards fulfilling the RHND allocation would be as follows: provision of 77 very low income household units (target was 140 units); provision of 77 low income household units (target was 88 units); provision of 86 moderate income units (target was 216 units); and provision of 949 above moderate income household units (target was 666 units).

Special Needs

Seniors (persons ≥65 years in age) represent an estimated 10.3 percent (4,300 persons) of the Danville's 2000 population. Danville's population appears to be aging as persons ≥65 in 1990 constituted 8.4% of the total population (2,616 persons) and in 1980 constituted only 4.9% of the total population (1,450 persons).

Extrapolating from the 1990 Census, it is estimated that 1,525 persons 16 of age or older with work disabilities resided in Danville (4.9% of the working age population). Further, it is estimated that 498 persons 16 of age or older with mobility disabilities resided in Danville (1.6% of the working age population).

In 1990, 9.2 percent of all households in Danville were headed by a single parent (1,017 households). The largest sub-set of this group was the 746 households where the single parent was female (746 of the single parent households, or 73.3 %). In 2000, (tbd) percent of all households in Danville were headed by a single parent (tbd households), with 7.1 percent of all households with a female householder, no husband present households (1,049 households). Of the households headed by women, 59.4% (623 households) had related children present in the household in 2000.

The 1990 Census reported that 1,069 Danville households included five or more people (9.7% of all households). This subset of households grew to become 10.3% of all Danville households by 2000, being 1,506 households. The 1990 Census reported overcrowding in only 66 of 11,064 occupied units (less than one half of one percent of the households in Danville). In addition, 83 percent of the housing units in the Town were reported to have six or more rooms. Extrapolating into the 2000 Census information, would indicate that 88 of the 14,816 occupied units have an overcrowding condition.

According to the 1990 Census, 112 persons in Danville were employed in the farming, forestry, and fishing occupational category in 1990 (representing 2.1% of all Contra Costa County persons in that occupational category). Based on a statewide study of migrant and seasonal farm workers completed in 2000, 2,470 migrant and seasonal farm workers were working in Contra Costa County (*Migrant and Seasonal Farm worker Enumeration Profiles Study—California*, U.S. Department of Health and Human Services, 2000). Assuming that Danville has

maintained a 2.1% share of the County's agricultural labor, it is estimated that approximately 52 Danville residents are migrant or seasonal farm workers.

The 1990 Census indicated that 2.1% of Danville's residents (651 persons), for whom poverty status was determined, were living below the poverty line, with one-third of that total being children ≤17 years in age. An extrapolation of that data indicates that approximately 893 of the residents in 2000 could be expected to be living below the poverty line. Some number of these residents can be considered to be particularly at risk of becoming homeless as they are very likely to be overpaying for housing and struggling to make ends meet.

Opportunities for Energy Conservation

Danville enforces State Energy Conservation Standards outlined in Title 24 of the State Building Standards Code.

Contra Costa County has a weatherization program for low-income households.

Governmental Constraints

Land slated for residential development in Danville carry development densities in the range of one unit per five acres to 22 units per acre. Minimum development density regulations are in place for all three of Danville's multiple family residential land use designations. State law (as supplemented by local ordinance), provides for density bonuses of up to 30 percent for housing developments where at least one of the following occupancy characteristics is present: 10-20 percent of the units are for lower income households; 5-10 percent of the units are for very low-income households; or 50 percent of the units are for senior citizens.

A variety of development impact fees are often assessed upon new residential projects, including both Town-controlled fees (such as child care fees and park land in-lieu fees) and non-Danville fees (such as regional traffic mitigation fees and school impact fees). Another component of project costs are utility service connection fees (e.g., sewer and water connection fees).

Town-controlled development and impact fees total approximately $18,500 per single family unit, $8,750 per apartment unit and $5,400 per second dwelling unit that are constructed. Non-Danville development and impact fees total approximately $45,750 per single family unit, $18,500 per apartment unit and $28,000 per second dwelling unit that are constructed.

Development standards and permit procedures are not a significant constraint to housing development in Danville when compared to standards and procedures of other jurisdictions in the region.

Non-Governmental Constraints

High land values and construction costs continue to constrain the development of affordable house in Danville and the region.

Community opposition to medium and high-density housing has been expressed when development is proposed adjoining, or within, established single family neighborhoods.

Housing Goals, Policies, and Implementation Measures

Provide adequate sites through appropriate land use and zoning designations to accommodate the Town's share of regional housing needs.

Improve housing affordability for both renter occupied and owner occupied households.

Increase the supply of appropriate supportive housing for special needs populations.

Conserve and improve existing housing and residential neighborhoods.

Mitigate potential governmental constraints to housing development and affordability.

Promote equal opportunity for all residents to reside in the housing of their choice.

Preserve the existing affordable housing stock.

I. INTRODUCTION

A. COMMUNITY CONTEXT

Danville began as a small rural village formed in the 1850s to serve commercial and cultural needs of the surrounding agricultural areas. With the construction of the Bay Bridge in 1936 and the Caldecott Tunnel in 1937, central Contra Costa County became accessible to the large and growing employment centers in San Francisco and other parts of the Bay Area. A significant amount of residential development began to occur in the San Ramon Valley during the late 1940s. The first large residential subdivisions in Danville occurred during this period.

During the 1950s and 1960s, Danville evolved into a pleasant, desirable residential community. The completion of I-680 in 1968 greatly improved access to the area and led to increased amounts of residential development activity throughout the San Ramon Valley. During the 1970s, major changes began to occur in the Valley. Large new developments were proposed and construction began, including Blackhawk and the Bishop Ranch Business Park. Danville was one of three Valley communities to incorporate in the early 1980s. During the 1980s and 1990s, San Ramon Valley became a focus of major development activity. Once a predominantly residential and rural area, the Valley has experienced major residential, commercial and office growth, which have altered its rural character. Danville continues to be a net-provider of housing, with approximately one-fourth of its dwelling units having been established during the 1990s.

B. ROLE AND CONTENT OF HOUSING ELEMENT

Section 65583 of the State Government Code establishes the required components of Housing Elements. The Housing Element must make adequate provision for the existing and projected housing needs of all economic segments of the community.

In brief, Danville's Housing Element must contain:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs;
- A statement of the community's goals, quantified objectives and policies relative to the maintenance, improvement and development of housing;
- A program that sets forth a five-year schedule of actions to implement the policies and achieve the goals and objectives of the housing program.
- An identification of adequate sites, with appropriate zoning densities and infrastructure, to meet the community's need for housing (including its need for housing for low and very low income households and mobile homes, farm worker housing and homeless shelters); and
- A program that, as appropriate and legally possible, will remove governmental constraints to housing development.

Lack of affordable housing is a problem affecting the greater Bay Area that cannot be addressed solely on a local level. The inability to pay for decent housing, paying higher amounts for housing and the inadequacy of public resources to support affordable housing development are problems that cross jurisdictional boundaries. The Association of Bay Area Governments (ABAG) has defined cities' fair share of regional housing need. ABAG's Regional Housing Needs Determination residential development allocation for Danville is presented in **Table 1**.

C. DATA SOURCES

Data from the 1990 Census of Population and Housing was utilized to a large extent in the preparation of the Housing Element. Although dated, at the time of the preparation of the Housing Element, the 1990 Census was the most comprehensive source of information available. Information from the 2000 Census of Population and Housing will be utilized as it becomes available. Other data sources used to update / supplement the 1990 Census included demographic and housing data provided by the ABAG and the State Department of Finance.

D. PUBLIC PARTICIPATION

In preparation of the Housing Element, the public was provided an opportunity to help shape the Town's housing goals, policies and implementation strategies. Two publicly noticed study sessions for the Planning Commission were conducted to discuss housing needs and community concerns and to discuss goals, policies and implementation strategies. Over 75 groups and individuals were notified of the study sessions (and of the subsequent public hearings for the Housing Element before the Planning Commission and the Town Council), including representatives from the following groups:

- Town of Danville departments
- Contra Costa and Alameda Counties and Tri-Valley Region cities
- Other local agencies and special districts
- Transportation committees
- Danville Chamber of Commerce and Merchants Association
- San Ramon Valley Unified School District
- Danville Library
- Housing developers and advocates
- Real estate associations
- Bay Area Council
- Home Builders Association of Northern California
- California Alliance for Jobs
- Greenbelt Alliance

Table 1

ABAG REGIONAL HOUSING NEEDS DETERMINATION BY INCOME CATEGORY (2001 – 2006) - Town of Danville

Income Group	Number of New Units
Above Moderate Income (>120% of Median Household Income)	666
Moderate Income (75% – 120% of Median Household Income)	216
Low Income (50% – 75% of Median Household Income)	88
Very Low Income (<50% of Median Household Income)	140
Total Units Required	1,110

Source: ABAG, Regional Housing Needs Determination for the San Francisco Bay Area, 2001-2006 Housing Element Cycle (Final Official Release November 16, 2000).

In addition, mailed notification of the study sessions and the public hearings for the Housing Element update were sent to all agencies copied on the most recent Housing and Community Development (HCD) agency comment letter for a Danville Housing Element HCD submittal.

By way of an article included in the Fall 2001 edition of the Town's quarterly newsletter, every resident and business property owner in the Town was advised of the Housing Element update effort. The article briefly discussed the Regional Housing Needs Determination process utilized by the Association of Bay Area Governments to establish Danville's portion of the projected housing needs for the region. The article also cited the content requirements of the Housing Element; the time frame for its preparation and submittal to the HCD; the availability of a draft document for public review; and also provided direction to interested individuals and groups as to the manner that they could direct questions and comments to the Town regarding the update.

Following the submittal of the draft Housing Element to HCD, the Town electronically posted a copy of the document on the Town's website.

The Town was engaged in ongoing discussions with local faith-based housing advocacy groups during the Housing Element update process. These contacts included informal briefings by Town staff on housing issues specifically involving the Town, as well as briefings on housing issues that the Tri-Valley Region as a whole are facing. The Town made a concerted effort to advise members of this faith-based housing advocacy groups as to how they could effectively involve themselves in the housing element update process for the Town and surrounding jurisdictions.

E. RELATIONSHIP TO GENERAL PLAN

The Danville 2001 –2006 Housing Element is a required component of the Danville General Plan. The Town of Danville adopted its current General Plan in August 1999. The Housing Element has been reviewed to ensure internal consistency between it and other General Plan elements. No conflicts exist between the goals, policies and implementation strategies of the Housing Element and other elements of the General Plan.

II. HOUSING NEEDS ASSESSMENT

A. POPULATION CHARACTERISTICS

1. Population Trends

Pursuant to data from the 2000 Census, Danville contained 14,816 occupied housing units, consisting of 11,713 occupied detached single family residential units (79.1%); 2,296 occupied attached single family residential units (15.5%); 800 occupied multiple family residential units (5.4%); and 7 occupied units of other types (<0.1%) **(see Table 2)**. At the time of the 2000 Census, there were 314 vacant housing units in Danville (2.1% of the 15,130 total housing units). With an average household size of 2.78 persons per occupied unit, the 2000 Census set Danville's population 41,715 persons.

Based on staff forecasts of future residential construction, Danville is expected to add approximately 1,110 new units between 1999 and the end of 2006, the end of the 2001 – 2006 Housing Element Cycle. The additional units will take the population to approximately 42,145 persons. Total housing unit count is projected to be approximately 15,500 units (with approximately 15,150 occupied units). The Town's growth estimates are somewhat different than the Association of Bay Area Governments projections for Danville, which forecasts a population of 43,600 persons and 15,580 occupied units by the year 2005.

2. Age Characteristics

The median age of Danville residents in 2000 has been calculated to be 39.9 years (compared to a median age of 36.4 for Contra Costa County as a whole and 34.5 for Alameda County as a whole) **(see Table 3)**.

While the percentage makeup of Danville's younger and older residents generally is in line with countywide totals, the middle age groups are measurably different in their makeup. Just over thirty percent of Danville's residents are 19 years of age or younger (30.1% compared to 29.0% for the same age grouping on a countywide basis). Just over ten percent of Danville's residents are 65 years of age or older (10.3% compared to 11.3% for the same age grouping on a countywide basis). Danville has only 10.7% of its population in the young adult age grouping (20 to 34 years of age). On a countywide basis, 18.6% of the residents are in this age grouping. Just fewer than 50 percent of Danville's residents (48.7%) are in their middle age years (35 to 64 years of age) compared to only 41.2% in this same age grouping on a countywide basis.

3. Race and Ethnicity

Danville's population is generally less racially diverse than Contra Costa as a whole **(see Table 4)**. Preliminary data from the 2000 Census indicates the following ethnic makeup for Danville (for residents indicating one race): 86.3 percent White; 9.0 percent Asian; 0.9

Table 2

POPULATION AND HOUSING UNITS (1980 – 2000)

- Town of Danville

	1985	1990	1995	2000
POPULATION:				
Persons	27,903	31,306	35,728	41,715
Occupied Housing Units	9,623	11,466	13,140	14,816
Vacancy Rate	4.2	3.5	4.2	2.1
Average Household Size	3.02	2.82	2.90	2.78
BREAKDOWN FOR OCCUPIED HOUSING UNITS:				
Detached Single Family (%)	-	8,886 (77.5%)	10,110 (76.9%)	11,713 (79.1%)
Attached Single Family (%)	-	2,081 (18.1%)	2,223 (16.9%)	2,296 (15.5%)
Multiple Family 2 to 4 (%)	-	150 (4.3%)	266 (2.0%)	266 (1.8%)
Multiple Family 5 plus (%)	-	342 (4.3%)	534 (4.1%)	534 (3.6%)
Mobile Homes (%)	-	7 (<0.1%)	7 (<0.1%)	7 (<0.1%)

Sources: California Department of Finance, Population Estimates of California Cities and Counties, 1985 – 2000.

Bureau of the Census, 1990 Census of Population and Housing.

U.S. Census Bureau, Census 2000 of Population and Housing. Summary File 1 (Produced by the California State Census Data Center).

Table 3

POPULATION BY AGE AND GENDER (1990 & 2000)

- Town of Danville and Contra Costa County

Category	Danville 1990 (%)	Danville 2000 (%)	Contra Costa County 2000 (%)
Total	31,306 (100%)	41, 715 (100%)	948,816 (100%)
Male	15,398 (49.2%)	20,228 (48.5%)	463,270 (48.9%)
Female	15,908 (50.8%)	21,487 (51.5%)	485,546 (51.1%)
Under 5	1,979 (6.3%)	2,961 (7.1%)	66,128 (7.0%)
5 – 9	2,242 (7.2%)	3,468 (8.3%)	73,031 (7.7%)
10 – 14	2,404 (7.7%)	3,498 (8.3%)	72,017 (7.6%)
15 – 19	2,313 (7.4%)	2,669 (6.4%)	63,124 (6.7%)
20 – 24	1,305 (4.2%)	1,059 (2.5%)	50,696 (5.3%)
25 – 34	3,720 (11.9%)	3,426 (8.2%)	126,387 (13.3%)
35 – 44	6,559 (20.1%)	8,112 (19.4%)	163,755 (17.3%)
45 – 54	5,289 (16.9%)	7,752 (18.6%)	141,988 (15.0%)
55 – 59	1,533 (4.9%)	2,750 (6.6%)	48,758 (5.1%)
60 – 64	1,337 (4.3%)	1,720 (4.1%)	35,660 (3.8%)
65 – 74	1,770 (5.7%)	2,228 (5.3%)	54,722 (5.8%)
75 – 84	632 (2.0%)	1,489 (3.6%)	39,179 (4.1%)
85 and older	224 (1.0%)	583 (1.4%)	13,371 (1.4%)
Median Age	38.0	39.9	36.4
18 years and older	22,948 (73.3%)	29,798 (71.4%)	697,022 (73.4%)
21 years and older	21,839 (69.8%)	28,872 (69.2%)	--
65 years and older	2,616 (8.4%)	4,300 (10.3%)	107,272 (11.3%)
- Male	--	1,895 (4.5%)	62,921 (6.6%)
- Female	--	2,405 (5.8%)	44,351 (4.7%)

Sources: Bureau of the Census, 1990 Census of Population and Housing.

U.S. Census Bureau, Census 2000 of Population and Housing. Summary File 1 (Produced by the California State Census Data Center).

Table 4

RACE AND ETHNICITY (1990 & 2000)
- Town of Danville and Contra Costa County

Town of Danville Race/Ethnicity	1990 Persons	%	2000 Persons	%	% Change 1990-2000
One race	36,000	98.6	40,653	97.5	-
White	28,673	91.6	36,000	86.3	+13%
Asian	1,978	6.3	3,756	9.0	+90%
Black or African American	259	0.8	382	0.9	+47%
American Indian/Alaskan Native	97	0.3	86	0.2	-11%
Native Hawaiian/Pacific Islander	51	0.2	48	0.1	-6%
Some other race	248	0.8	381	0.9	+54%
Two or more races	-	-	1,062	2.5	-
Hispanic or Latino	-	-	**1,945**	**4.7**	-

Contra Costa County Race/Ethnicity	1990 Persons	%	2000 Persons	%	% Change 1990-2000
One race	-	-	781,040	82.3	-
White	-	-	582,067	61.3	-
Asian	-	-	102,681	10.8	-
Black or African American	-	-	86,851	9.2	-
American Indian/Alaskan Native	-	-	3,648	0.4	-
Native Hawaiian/Pacific Islander	-	-	3,157	0.3	-
Some other race	-	-	2,636	0.3	-
Two or more races	-	-	32,658	3.4	-
Hispanic or Latino	-	-	167,776	17.7	-

Sources: Bureau of the Census, 1990 Census of Population and Housing.

U.S. Census Bureau, Census 2000 of Population and Housing. Summary File 1 (Produced by the California State Census Data Center).

percent Black; 0.2 percent American Indian / Alaskan Native; 0.1 percent Native Hawaiian / Pacific Islander; 0.8 percent some other single race. A total of 2.5 percent of Danville residents indicated they were of two or more races. In addition, 4.7 percent of Danville residents classified themselves as Hispanic or Latino (compared to 17.7% percent of countywide residents).

4. Employment

Up until the early 1980's, the Tri-Valley Region was primarily a bedroom community. The Association of Bay Area Governments (ABAG) reported in *Projections 1994* for 1980 that the Tri-Valley Region had 51,386 total households, 76,875 employed residents, and 48,775 total jobs. This meant that, for 1980, the area had a net surplus of housing as a function of available area jobs. Specifically, there were 0.63 jobs present in the area per employed resident. For its portion of the jobs / housing picture, Danville had 0.47 jobs per employed resident. (Refer to **Tables 5 and 6** for employment data for Danville and the sub-region.)

The Tri Valley Area has experienced massive job growth and residential development since 1980. ABAG's *Projections 2000* indicated that the Tri-Valley Region had 166,340 total jobs in 2000 (a 340+% increase since 1980). The increase in jobs outpaced the development of total households in the area (estimated to have increased 190+% to 99,070 total households over the same period of time). *Projections 2000* indicated that the number of employed residents in the area increased since 1980 by 201% to 154,900 total employed residents. The growth the area experienced favored the development of jobs over housing as the ratio of jobs per household shifted from 0.95 to 1.68 jobs per household. There are now substantially less employed residents in the region than there are jobs (1.07 jobs per employed residents). For its portion of the area's jobs / housing picture, Danville actually saw a decrease in jobs to employed residents ratio, falling to 0.38 jobs per employed resident. Danville's status as a net provider for housing to the area and region solidified during a period when the total number of jobs in the Tri-Valley Region caught up, and surpassed, the total number of employed residents in the area.

ABAG's *Projections 2000* projects that the trends in place for the region will generally continue along the same course through the year 2010. ABAG projects that total jobs in the area will increase by more than 30% in the decade (rising to 218,160 total jobs). The increase in area jobs is projected to again outpace the increase in the number of households added to the area (estimated to increase 25% in the same ten-year period, rising to 123,370 total households). For the same ten-year period, the number of employed residents in the area is projected to increase 28% to a total of 198,700 employed residents. Taken collectively, the period from 2000 to 2010 is expected to see a further erosion of the jobs/housing balance for the area as the ratio of jobs per employed residents will increase to 1.10 jobs per employed resident. For its portion of the area's jobs / housing picture in 2010, it is projected that Danville's ratio of jobs to employed residents is expected to generally hold steady, increasing marginally to 0.39 jobs per employed resident. As the decade concludes, the area is projected to have virtually completed its 30-year change over from bedroom community to major employment center. Total jobs in the area will have increased

Table 5

HOUSEHOLD POPULATION / HOUSEHOLDS / JOBS

- Town of Danville and Tri-Valley Region

	1980	1985	1990	1995	2000	2005	2010
HOUSEHOLD POPULATION:							
Danville Population (1)	29,385	31,200	34,136	38,600	43,800	46,500	48,200
% Increase	--	+6.2%	+9.4%	+13.1%	+13.5%	+6.2%	+3.7%
Tri-Valley Region Population (2)	158,164	191,748	216,583	245,000	285,400	326,100	357,400
% Increase	--	+21.2%	+13.0%	+11.6%	+16.5%	+14.3%	+9.6%
HOUSEHOLDS:							
Danville Households	9,455	10,540	12,028	13,640	15,110	15,770	16,480
% Increase	--	+11.4%	+14.1%	+13.4%	+10.8%	+4.4%	+4.5%
Tri-Valley Region Households	51,386	60,220	78,027	87,050	99,070	111,420	123,570
% Increase	--	+17.2%	+29.6%	+11.6%	+13.8%	+12.5%	+10.9%
JOBS:							
Danville Jobs	6,785	7,810	8,800	7,760	9,160	10,030	11,010
% Increase	--	+15.1%	+12.6%	-11.8%	+18.0%	+9.5%	+9.8%
Tri-Valley Region Jobs	48,775	52,950	125,360	129,250	166,340	191,470	218,160
% Increase	--	+166%	+137%	+3.1%	+28.7%	+15.1%	+21.9%

Footnotes: (1) Totals include Danville's sphere of influence area (SOI) in place prior to the recent Contra Costa County LAFCO action that lead to the removal of the developed residential communities of Bettencourt Ranch, Shadow Creek and Somerset from Danville's SOI.

(2) Includes incorporated Contra Costa County communities of Danville and San Ramon, incorporated Alameda County communities of Dublin, Livermore and Pleasanton and the unincorporated areas of Alamo-Blackhawk.

Sources: ABAG, Projections 1990, December 1989.

ABAG, Projections 1992 – Recession Update, December 1992.

ABAG, Projections 2000, December 1999.

Table 6

EMPLOYMENT TRENDS (1980 – 2010)

- Danville and the Tri-Valley Region

Category and Jurisdiction	1980 (%)	1990 (%)	2000 (%)	2010 (%)	Change % 1980 to 2010
HOUSEHOLDS					
Alamo/Blackhawk	3,339 (7%)	6,312 (8%)	8,050 (8%)	8,320 (7%)	+249%
Danville	9,455 (18%)	12,028 (15%)	15,110 (15%)	16,480 (13%)	+174%
San Ramon	6,393 (12%)	12,895 (17%)	16,280 (16%)	22,220 (18%)	+348%
Dublin	4,039 (8%)	6,834 (9%)	9,230 (9%)	15,510 (13%)	+384%
Livermore	16,768 (33%)	20,998 (27%)	26,770 (27%)	32,570 (26%)	+194%
Pleasanton	11,392 (22%)	18,960 (24%)	23,630 (24%)	28,270 (23%)	+248%
Tri-Valley Region Total	51,386 (100%)	78,027 (100%)	99,070 (100%)	123,570 (100%)	+240%
EMPLOYED RESIDENTS					
Alamo/Blackhawk	4,712 (6%)	9,357 (8%)	11,700 (8%)	13,300 (7%)	+282%
Danville	14,327 (19%)	18,823 (15%)	24,300 (16%)	28,000 (14%)	+195%
San Ramon	10,055 (13%)	21,192 (17%)	27,300 (18%)	39,000 (20%)	+388%
Dublin	6,497 (9%)	11,030 (9%)	13,600 (9%)	23,100 (12%)	+356%
Livermore	23,899 (31%)	31,854 (26%)	39,900 (26%)	50,600 (26%)	+212%
Pleasanton	17,385 (23%)	31,300 (25%)	38,100 (25%)	44,700 (23%)	+257%
Tri-Valley Region Total	76,875(100%)	123,556 (100%)	154,900 (100%)	198,700 (100%)	+258%
TOTAL JOBS					
Alamo/Blackhawk	2,621 (5%)	3,860 (3%)	4,450 (3%)	4,890 (2%)	+187%
Danville	6,785 (14%)	8,800 (7%)	9,160 (6%)	11,010 (5%)	+162%
San Ramon	5,329 (11%)	32,490 (26%)	38,580 (23%)	50,550 (23%)	+949%
Dublin	8,168 (17%)	12,870 (10%)	27,050 (16%)	39,130 (18%)	+479%
Livermore	16,782 (34%)	33,630 (27%)	41,690 (25%)	53,320 (24%)	+318%
Pleasanton	9,090 (19%)	33,710 (27%)	45,410 (27%)	59,260 (27%)	+652%
Tri-Valley Region Total	48,775 (100%)	125,360 (100%)	166,340 (100%)	218,160 (100%)	+447%
JOBS/EMPLOYED RESIDENTS RATIO					
Alamo/Blackhawk	0.57/1.00	0.41/1.00	0.38/1.00	0.37/1.00	-35%
Danville	0.47/1.00	0.46/1.00	0.38/1.00	0.39/1.00	-17%
San Ramon	0.53/1.00	1.53/1.00	1.41/1.00	1.30/1.00	+245%
Dublin	1.26/1.00	1.17/1.00	1.99/1.00	1.69/1.00	+134%
Livermore	0.70/1.00	1.06/1.00	1.04/1.00	1.05/1.00	+150%
Tri-Valley Region Total	0.63/1.00	1.01/1.00	1.07/1.00	1.10/1.00	+174%

Sources: ABAG, Projections, 1994, December, 1993.

ABAG, Projections 2000, December, 1999.

by almost 170,000 jobs (a 450%+/- increase) while total households in the area will have increased by 72,000+/- (a 240%+/- increase).

B. HOUSEHOLD CHARACTERISTICS

1. Household Type

Danville continues to be a community with a wide variety of housing product type. Home to one of the State's first Planned Unit Developments, Danville has since the 1970's provided for mixed densities in its various neighborhoods. As of 2000, Danville's housing stock consisted of 11,713 detached single family residential units (79.1%); 2,296 attached single family residential units (15.5%); 800 multiple family residential units (5.4%); and 7 units of other types (<0.1%) (refer to Table 2).

2. Household Size

A larger percentage of Danville's households are family households (80 percent) than are present on a countywide basis for Contra Costa County (65 percent of households are family households). The 2000 Census indicates that Danville's average household size is 2.78 persons per household (versus 2.71 for Contra Costa County on a countywide basis) **(see Table 7)**.

3. Household Income

Average household incomes for the San Ramon Valley are high compared to average incomes for the County and for the Bay Area Region. ABAG's *Projections 2000* indicates that Danville's 2000 mean household income was $135,300 (in constant 1995 dollars and calculated for Danville and its sphere of influence). This is the third highest total for the 21 jurisdictions in Contra Costa County and compares to a countywide mean household income figure of $79,000. Mean household incomes for Danville are projected to increase to $145,900 by 2005 and $152,400 by 2010.

Table 7

HOUSEHOLD BY TYPE / HOUSING TENURE (1990 & 2000)
- Town of Danville

HOUSEHOLD BY TYPE	Danville 1990 Number	(%)	Danville 2000 Number	(%)
Total Households	11,064	(100%)	14,816	(100%)
Family Households	9,115	(82.4%)	11,865	(80.1%)
- With own children under 18	tbd	tbd	6,249	(42.2%)
Married-couple family	8,098	(73.2%)	10,472	(70.7%)
- With own children under 18	tbd	tbd	5,428	(36.6%)
Female householder, no husband present	746	(6.7%)	1,049	(7.1%)
- With own children under 18	tbd	tbd	623	(4.2%)
Non-family household	1,949	(17.6%)	2,951	(19.9%)
- Householder living alone	1,413	(12.8%)	2,295	(15.5%)
- Householder ≥65 years old	372	(3.4%)	826	(5.6%)
- Female ≥65 years old	280	(2.5%)	tbd	tbd
Households with individuals <18 years old	tbd	tbd	6,432	(43.4%)
Households with individuals >65 years old	1,757	(15.9%)	2,779	(18.8%)

HOUSEHOLD TENURE	Danville 1990 Number	(%)	Danville 2000 Number	(%)
Occupied housing units	11,064	(100%)	14,816	(100%)
- Owner-occupied housing units	9,632	(87.1%)	13,198	(89.1%)
- Renter-occupied housing units	1,414	(12.8%)	1,618	(10.9%)

Sources: Bureau of the Census, 1990 Census of Population and Housing.

U.S. Census Bureau, Census 2000 of Population and Housing. Summary File 1 (Produced by the California State Census Data Center).

4. Special Needs Groups

This section addresses households in Danville with special housing needs. "Special needs" groups include the following: senior households; mentally and physically disabled persons; large family households; single-parent households (female headed households with children under 18 years in age); agricultural workers and homeless persons. Special housing needs households will often have greater difficulty in finding decent, affordable housing. As a result, these households may experience a higher prevalence of lower income, overpaying for housing, overcrowding or other housing problems.

The most recent data available regarding special needs populations is, in some cases, the 1990 Census. Ratios from the 1990 Census ratios have been applied to the number of households in the Town as of Census 2000. This section of the Housing Element will be revised when additional data from the 2000 Census become available **(see Table 8)**.

a. Senior Households

Senior households have special housing needs primarily due to three major concerns – physical disabilities / limitations, income and health care costs. The 2000 Census data for Danville reveals that the total number of seniors in Danville, as well as the percentage of seniors making up the total population of the Town, grew between 1990 and 2000. In 1990, 8.4% of persons living in households were ≥65 years in age (2,626 persons in 1,648 households). By 2000 that number had almost doubled, growing to 4,300 persons (in 2,779 households) and had increased as a function of the overall population total, increasing to be 10.3% of all persons living in households. To underscore Danville's trend towards an older population, the 1980 Census showed that only 4.9% of the Danville population was ≥65 years in age (1,450+/-persons). Extrapolating from the 1990 Census, there are an estimated 2,482 owner occupied households with a senior present and 297 renter occupied households with a senior present. Also based on extrapolation, approximately 12.3% of all seniors have work disabilities and 5.8% have mobility disabilities. The 2000 Census characterized approximately two-thirds of Danville seniors (2,427 persons) as "householders," with 87.8% of those living in owner occupied housing units (2,131 persons) and 12.2% of those in renter occupied housing units (296 persons).

b. Disabled Persons

Physical, mental and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. Thus, disabled persons often have special housing needs related to potentially limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disability. The 1990 Census defined three types of disabilities: work, mobility, and self-care limitations. Disabilities are defined as mental, physical or health conditions that last over six months. Extrapolating from the 1990 Census, it is estimated that 1,525 persons 16 of age or older with work disabilities resided in Danville (4.9% of the working age population).

Table 8

SPECIAL NEEDS HOUSEHOLDS (1990 & 2000)
- Town of Danville

Special Needs Groups	1990	2000
Disability or mobility limitations (1)		
- Individuals w/ a work disability	1,183 (4.9% persons ≥ 16)	1,525 (4.9% persons ≥ 16)
16-64 years of age	773 (65.3%)	996 (65.3%)
65+ years of age	410 (34.7%)	529 (34.7%)
- Ind. w/ a mobility disability	399 (1.6% persons ≥ 16)	498 (1.6% persons ≥ 16)
16-64 years of age	191 (47.9%)	239 (47.9%)
65+ years of age	208 (52.1%)	259 (52.1%)
Persons ≥65 years in households	2,626 (8.4% of all persons)	4,300 (10.3% of all persons)
- In family households	2,055(78.3%)	3,366 (78.3%)
- Living alone	372 (14.2%)	609 (14.2%)
- In non-family households	29 (1.1%)	47 (1.1%)
- With non-relatives	41 (1.6%)	67 (1.6%)
- In group quarters	129 (4.9%)	211 (4.9%)
Large Family Households	1,069 (9.7% of all households)	1,506 (10.2% of all households)
- Five or more persons – rental	117 (10.9%)	126 (8.4%)
- Five or more persons – ownership	952 (89.1%)	1,380 (91.6%)
Female Head of Households	746 (6.7% of all households)	1,049 (7.1% of all households)
- Related children	446 (59.8%)	623 (59.4%)
- No children under age 18	370 (40.2%)	426 (40.6%)
Agricultural Workers	112 (0.6% of all persons)	149 (0.6% of all persons)(2)
Homeless	-	-

Footnotes: (1) This data not available to date from the 2000 Census. The entries placed into the 2000 column are extrapolated for the 1990 data.

(2) This information extrapolated from 1990 Census figures. This data not available to date from 2000 Census.

Sources: Bureau of the Census, 1990 Census of Population and Housing.

U.S. Census Bureau, Census 2000 of Population and Housing. Summary File 1 (Produced by the California State Census Data Center).

Further, it is estimated that 498 persons 16 of age or older with mobility disabilities resided in Danville (1.6% of the working age population).

The Housing Consortium of the East Bay (HCEB) – a nonprofit organization that promotes affordable, accessible housing options for persons with developmental disabilities – has advised the Danville (citing November 2001 data) that it has 95 developmentally disabled individuals that are currently receiving services through Regional Center of the East Bay (RCEB). HCEB indicates that 45 of these individuals are over the age of 18. Of this total, 32 live with parents or guardians. Adults with developmental disabilities often pay more than 30% of their income for rent and/or live in substandard housing conditions. A total of (tbd) adults with developmental disabilities reside within the Contra Costa County HOME Consortium area, many residing in various types of facilities such as community care facilities and skilled nursing facilities. Some of these adults are requesting to live in their own places with support funded by RCEB. An increasing number of developmentally disabled adults living with parent or guardians are also requesting to live on their own with support.

Some individuals with physical disabilities require housing that is both affordable and adapted to their physical impairments. There is often a need for supportive services in addition to housing, such as assistance with daily life activities, in-home assistance, and social services such as employment training, counseling, benefits advocacy, and independent living skills.

c. Single Parent Households

Single parent households generally have lower incomes and higher living expenses, often making the search for affordable, decent and safe housing more difficult for this group. These households have special needs relating to access to day care / childcare, health care and other supportive services.

In 1990, 9.2 percent of all households in Danville were headed by a single parent (1,017 households). The largest sub-set of this group was the 746 households where the single parent was female (746 of the single parent households, or 73.3 %). Of the households headed by women, 43.8% (446 households) had related children present in the household. In 2000, (tbd) percent of all households in Danville were headed by a single parent (tbd households), with 7.1 percent of all households with a female householder, no husband present households (1,049 households). Of the households headed by women, 59.4% (623 households) had related children present in the household.

d. Large Family Households

Large family households are defined as households containing five or more persons. Because there is a limited supply of adequately sized households to accommodate large family households, they are considered a special need group. Because there is often a need for large family households to save for non-housing related expenses, these families often reside in relatively smaller units, resulting in overcrowded living conditions. The

1990 Census reported that 1,069 Danville households included five or more people (9.7% of all households). This subset of households grew to become 10.3% of all Danville households by 2000, being 1,506 of all households.

The 1990 Census reported overcrowding in only 66 of 11,064 occupied units (less than one half of one percent of the households in Danville). In addition, 83 percent of the housing units in the Town were reported to have six or more rooms. Extrapolating into the 2000 Census information, would indicate that 88 of the 14,816 occupied units have an overcrowding condition.

e. Agricultural Workers

Agricultural workers are those workers earning their primary income through permanent or seasonal agricultural labor. According to the 1990 Census, 112 persons in Danville were employed in the farming, forestry, and fishing occupational category in 1990 (representing 2.1% of all Contra Costa County persons in that occupational category). Based on a statewide study of migrant and seasonal farm workers completed in 2000, 2,470 migrant and seasonal farm workers were working in Contra Costa County (*Migrant and Seasonal Farm worker Enumeration Profiles Study—California*, U.S. Department of Health and Human Services, 2000). Assuming that Danville has maintained a 2.1% share of the County's agricultural labor, it is estimated that approximately 52 Danville residents are migrant or seasonal farm workers.

f. Homeless Persons

The 1990 Census documented 936 homeless persons countywide in 1990. Information from Contra Costa County Community Development Department suggests that that total represents an undercount of the County's homeless population. County staff indicates that at least 14,700 people in Contra Costa County experience an episode of homelessness annually (*Contra Costa Continuum of Care Plan*). On any given night, homeless persons in the County (including in Danville) are living on the streets or in temporary accommodations, such as an emergency shelter. There are no emergency shelters in close proximity to Danville.

The 1990 Census indicated that 2.1% of Danville's residents (651 persons), for whom poverty status was determined, were living below the poverty line, with one-third of that total being children $\leq$17 years in age. An extrapolation of that data indicates that approximately 893 of the residents in 2000 could be expected to be living below the poverty line. Some number of these residents can be considered to be particularly at risk of becoming homeless as they are very likely to be overpaying for housing and struggling to make ends meet.

While there are not any homeless shelters within the San Ramon Valley, there are various facilities in Contra Costa County that are available to provide shelter for homeless individuals and families, including:

Table 9

LICENSED COMMUNITY CARE FACILITIES
- Town of Danville

Type of Facility	Facilities	Capacity (beds)	Capacity by Type of Disability (1)		
			Dementia	Develop.	Physical
Small Family Home (2)	tbd	tdb	tbd	tbd	tbd
Group Home (3)	tbd	tdb	tbd	tbd	tbd
Adult Residential (4)	3	18	tbd	tbd	tbd
Elderly Residential (5)	20	546	tbd	tbd	tbd
Total	tbd	tdb	tbd	tbd	tbd

Footnotes: (1) The specialized care columns are not mutually exclusive.

(2) Small family homes provide care to children in licensee's own residence.

(3) Group homes provide specialized treatment for persons under the age of 18.

(4) Adult residential facilities provide care for adults with various disabilities or disorders.

(5) Elderly residential facilities provide care for persons age 60 and above.

Sources: San Ramon Valley Fire Protection District, September 2001.

State of California Department of Social Services, Community Care Licensing Division, September, 2001.

- Emergency Shelters - There are approximately 490 emergency shelter beds in Contra Costa County. The nearest major emergency shelter facilities are the following central County facilities: Battered Women's Shelter (24 beds for battered women and children); Central County Shelter (75 single men & women beds and 25 family beds); and Shennum Center (20 beds – Alcohol Detox).
- Transitional Housing - There are approximately 400 transitional housing units in Contra Costa County. The nearest major transitional housing facilities are the following central County facilities: Diablo Valley Ranch (70 beds for recovering substance abuse men); Discovery House II (21 beds for recovering substance abuse women); Mountain View House (45 beds for single women and families); and Sunrise House (30 beds for recovering substance abuse men and women).

C. HOUSING STOCK CHARACTERISTICS

1. Housing Growth

Danville's residential growth rate has varied since 1970, as shown in **Table 10**. The construction of several thousand housing units during the 1980's and early to mid 1990's represented what will most likely be the last significant surge of residential development that Danville will experience. With the adoption of a Growth Management Element in 1991, new residential projects approved in Danville must be found to be in compliance with performance standards for public facilities and services. With the adoption of the Danville 2010 General Plan in August 1999, the Town determined there was sufficient infrastructure and public facilities in place and / or planned to accommodate the projected amount of residential growth through the build out period of the Plan.

2. Housing Type and Tenure

Housing tenure refers to the status of the occupants of housing, indicating whether the occupant owns or rents the housing unit. While housing tenure generally conforms to the type of housing unit (i.e., attached units and multiple family units tend to have more renters than detached units), many of Danville's attached single family residential units and multiple family units are owner-occupied units and many of Danville's detached single family residential units are rental units.

The 2000 Census indicates that owner-occupied units comprised 89.1 percent of Danville's housing stock while rental units comprised the remaining 10.9 percent (again refer to Table 8).

3. Housing Age and Condition

As is the case for most of the Tri-Valley Region, Danville has a relatively new housing stock (refer to Table 10). Only 346 units, or 2.3 percent of the existing housing stock as of the year 2000, were built prior to 1950. A majority of the housing stock in Danville

Table 10

AGE OF HOUSING

- Town of Danville and Unincorporated Contra Costa County

	Danville Housing		Unincorporated County (1)	
Decade Constructed	Number of Units	Percent of Total	Number of Units	Percent of Total
1990 thru 2000	3,965	26.2%	6,656	10.1%
1980 thru 1990	2,831	18.7%	18,499	28.2%
1970 thru 1980	5,262	34.8%	9,923	15.1%
1960 thru 1970	1,665	11.0%	8,540	13.0%
1950 thru 1960	1,061	7.0%	10,354	15.8%
1940 thru 1950	282	1.9%	6,841	10.4%
Pre-1940	64	>1%	4,895	7.4%
Totals	15,130		65,708	

Footnote: (1) Totals for unincorporated County area include Oakley, which incorporated in 1999.

Sources: Contra Costa County Tax Assessor Office.

Bureau of the Census, 1990 Census of Population and Housing.

(79.7%) was built within the last thirty years. A general rule in the housing industry is that structures older than thirty years begin to show signs of deterioration and require reinvestment to maintain their quality. Unless properly maintained, homes older than fifty years will typically require major renovations to remain in good working order.

The housing stock in Danville is in excellent condition, in part because of the relative overall newness of housing in Danville and in part because of the relatively high home values that have been present, and continue to be present, in the area. As of 1990, only 15 units (<0.2%) lacked complete individual plumbing facilities and only 29 units (<0.3%) lacked complete kitchen facilities. The Town's Building Division estimates that no more than 50 units in Danville require major rehabilitation (less than one unit out of 250 units), and virtually no units in Town require replacement.

4. Housing Costs and Affordability

a. Sales and Rental Survey

Home prices are relatively high in the central portions of Contra Costa County. That is even more the case for the San Ramon Valley portion of the central county. Pursuant to information contained in the draft Contra Costa County 2001-2006 Housing Element (derived from Dataquick), the median home sales prices for single family homes in the Valley for 2000 were as follows: Alamo - $840,000; Blackhawk - $899,000; Danville - $615,000; and San Ramon - $444,500. For the same year, the median home sales prices for condominium units were as follows: Alamo - $300,000; Blackhawk - $414,000; Danville - $335,000; and San Ramon - $306,000. In 2000, the average sales price for new homes (single family) in Danville was $908,000.

According to information contained in the draft Contra Costa County 2001-2006 Housing Element, apartment rental rates continue to be relatively high in the County **(see Table 11)**. Rental rates are particularly high in the southern portion of the central county area. San Ramon and Walnut Creek all had a higher average rent levels than the countywide average of $1,297. There are relatively few apartment projects in Danville (approximately 275 units spread across thirteen apartment complexes). These projects, with the exception of the recently constructed 38-unit project at Podva Road, are relatively old units with little amenities available for their residents. These facts generally hold the rental rates for units in Danville to levels lower than seen in San Ramon (where the units are generally newer and have more project amenities) and in Walnut Creek (where the units generally have more project amenities) **(see Table 12)**.

Information is not yet available from the 2000 Census regarding percentage of household income assigned to housing costs. **Table 13** summarizes data from the 1990 Census to indicate the percentage of rental households and owner occupied households overpaying for housing costs in 1990. Based on that review, almost one-half of all rental households were overpaying for housing and almost one-fourth of all owner-occupied households were overpaying for housing. It is anticipated that the data from the 2000 Census will be

Table 11

APARTMENT RENTS (December 2000)

- Town of Danville / Central Contra Costa County Cities / Countywide

Community	Type: Bedroom (BR) / Bath (BA) (1) Studio	1 BR/1 BA	2 BR/1 BA	2 BR/1+BA	3 BR/1+BA	Overall Ave. Rent
Danville(2)	tbd	tbd	tbd	tbd	tbd	tbd
Concord	$890	$1,041	$1,194	$1,379	$1,193	$1,209
Lafayette	-	$1,365	$1,500	$1,650	$1,997	$1,606
Martinez	$930	$1,058	$1,045	$1,264	-	$1,100
Pleasant Hill	$958	$1,048	$1,181	$1,690	$1,854	$1,290
San Ramon	$982	$1,360	$1,642	$1,738	$2,240	$1,556
Walnut Creek	$1,175	$1,377	$1,585	$1,708	$1,950	$1,476
Countywide	$994	$1,173	$1,282	$1,479	$1,432	$1,297

Footnotes: (1) Rental rates for larger apartment complexes (i.e., apartment complexes with 100 or more units). Larger apartment complexes typically have higher rental rates than smaller ones due to higher levels of maintenance and the provision of more amenities for the project residents.

(2) Rates shown for Danville reflect a survey of all Danville apartment complexes conducted January 2002.

Sources: Draft Contra Costa County 2001-2006 Housing Element.

Town of Danville Development Services Department.

Table 12

APARTMENT RENTAL RATES
- Town of Danville

Complex Name / Number of Units / Location	Type: Bedroom (BR) / Bath (BA)					Overall Average Rent
	Studio	1 BR / 1 BA	2 BR / 1 BA	2 BR / 1+ BA	3 BR / 1+ BA	
/ 317 Ilo Lane						
/ 218 West El Pintado						
/ 408 La Gonda Way						
/ 838 Podva Road						
/ 164 El Dorado						
/ 174 El Dorado						
/ 184 El Dorado						
/ 201 West Prospect Avenue						
/ 88 Estates Drive						
/ 40 Laurel Drive						
/ 80 Laurel Drive						
/ 363 Diablo Road						
/ ___ Diablo Road						
Town Wide Average						

Footnotes: (1)

Source: Town of Danville Development Services Department.

Table 13

HOUSEHOLDS OVERPAYING FOR HOUSING (1990)

- Town of Danville and Unincorporated Contra Costa County

Tenure Status	Number of Households (1)	Number of Households Overpaying for Housing (2)	Percentage Households Overpaying for Housing
Owners	9,072	2,158	24%
Renters	1,295	582	45%

Footnotes:

(1) The total number of renter occupied households in 1990 was 1,337 households. Information regarding percentage of household income spent on gross rent was not supplied by 42 of the renter occupied households. For purposes of calculating percentage of renter occupied households overpaying for housing, the 1,295 reporting households were considered. The total number of owner occupied households was 9,108 households. Information regarding percentage of household income spent on owner housing costs was not supplied by 42 of the owner occupied households. For purposes of calculating percentage of owner occupied households overpaying for housing, the 9,072 reporting households were considered.

(2) Renter occupied households are considered to be overpaying for their housing costs if ≥30% of their gross household income is directed to housing costs. Owner occupied households are considered to be overpaying for their housing costs if ≥35% of their gross household income is directed to housing costs (except for very low income owner occupied households which are considered to be overpaying for their households costs if ≥30% of their gross household income is directed to housing costs.

Source: Bureau of the Census, 1990 Census of Population and Housing.

consistent with the 1990 Census data. A total of 1,038 households (11.4% of all reporting households) had household incomes of less than $50,000 and paid > 30% of total income towards housing costs.

b. Housing Affordability by Household Income

The federal Department of Housing and Urban Development (HUD) publishes household income data annually. **Table 14** shows the maximum annual income levels for each income group, adjusted for household size. This information is utilized to calculate the maximum affordable housing payments for different households (varying by size and income level) and their eligibility for federal housing assistance. The information pertinent to Danville are the income levels determined to be present for the Alameda / Contra Costa County areas.

In evaluating affordability, the maximum affordable price refers to the maximum amount that could be afforded by households in the upper range of their respective income category. Households in the lower ends of the category can afford less in comparison. **Table 15** shows the affordable housing costs for renter occupied households (indicating affordable housing costs for very low, low, moderate and above moderate income categories) as a function of household size. **Table 16** shows the affordable housing costs for ownership households for the same income categories, again as a function of household size.

5. Assisted Housing At Risk of Conversion

a. Assisted Housing Inventory

Existing housing that receives governmental assistance may at times convert to market-rate housing. The loss of these units may constitute a significant reduction in the amount of affordable housing in a community. Because of that potential impact, Housing Elements are required to identify the publicly assisted rental housing within its boundaries and evaluate the potential for that housing to convert to market-rate housing. There are only two projects in Danville that would potentially be impacted by pressure to convert to market-rate housing. One is an older, ten unit apartment project on the west side of the community. The other project is a recently constructed adult care facility (the 89-bed Sunrise Assisted Living of Danville residential care facility).

b. Loss of Assisted Housing

Both of the above-cited projects secured permanent project financing that imposed requirements pertaining to the income levels for a small portion of their resident community. The financing rates were apparently very competitive (even in comparison to current rates) and no conversion over to market-rate financing is anticipated for either project.

Table 14

MAXIMUM HOUSEHOLD INCOME LEVEL BY HOUSEHOLD SIZE
(April 2001) - Contra Costa County / Alameda County

Maximum Income Level / Household Size	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person	7-Person
Median Income Income (100% of Median Household Income)	$50,100	$57,300	$64,450	$71,600	$77,350	$83,050	$88,800
Moderate Income (75 – 120% of Median Household Income)	$50,100	$68,700	$77,300	$85,900	$92,750	$99,650	$106,500
Low Income (50 – 75% of Median Household Income)	$37,700	$43,050	$48,450	$53,850	$58,150	$62,450	$66,750
Very Low Income (<50% of Median Household Income)	$25,050	$28,650	$32,200	$35,800	$38,650	$41,550	$44,400

Source: Department of Housing and Community Development – Division of Housing Policy Development 2001 Income Limits, April 2001.

Table 15

AFFORDABLE HOUSING COSTS - RENTER OCCUPIED HOUSEHOLDS (April 2001) - Contra Costa County / Alameda County

Income Group	Affordable Rent Levels 1-Person Households	Affordable Rent Levels 2-Person Households	Affordable Rent Levels 3-Person Households	Affordable Rent Levels 4-Person Households
Median Income Level (100% of Median Household Income)				
- Income	$4,175/mo	$4,775/mo	$5,370/mo	$5,965/mo
Moderate Income Level (75-120% of Median Household Income)				
- Income	$5,015/mo	$5,725/mo	$6,440/mo	$7,160/mo
- Affordable Rent (1)	$1,500/mo	$1,720/mo	$1,935/mo	$2,150/mo
Low Income Level (50-75% of Median Household Income)(2)				
- Income	$2,900/mo	$3,590/mo	$4,040/mo	$2,970/mo
- Affordable Rent	$ 870/mo	$1,075/mo	$1,210/mo	$ 890/mo
Very Low Income Level (<50% of Median Household Income)				
- Income	$2,090/mo	$2,390/mo	$2,685/mo	$2,970/mo
- Affordable Rent	$ 625/mo	$ 715/mo	$ 805/mo	$ 890/mo

Footnotes:
(1) Affordable housing costs for renter occupied households assume that 30% of gross household income, inclusive of a utility allowance, is applied toward rent. Assumed utility allowance for 1- and 2-person households is $83/month. Assumed utility allowance for 3- and 4- person households is $129/month.
(2) Contra Costa and Alameda Counties are considered high-income areas. The four-person low income limit is less than the typical standard (i.e., is less than the typical standard of 80% of median household income) because a national maximum or cap is applied. The cap is the national median household income ($52,500 for 2001), unless justified by high housing costs, and so identified by HUD.

Sources: Department of Housing and Community Development – Division of Housing Policy Development 2001 Income Limits, April 2001.

U.S. Department of Housing and Urban Development – Office of Public and Indian Housing Allowances for Tenant-Furnished Utilities and Other Services, December.

Table 16

AFFORDABLE HOUSING COSTS - OWNER OCCUPIED HOUSEHOLDS (April 2001) - Contra Costa County / Alameda County

Income Group	Affordable Sales Price 1-Person Households	Affordable Sales Price 2-Person Households	Affordable Sales Price 3-Person Households	Affordable Sales Price 4-Person Households
Median Income Level (100% of Median Household Income)				
- Income Limit	$50,100	$57,300	$64,450	$71,600
Moderate Income Level (75 – 120% of Median Household Income)				
- Income Limit	$60,150/yr	$68,700/yr	$77,300/yr	$85,900/yr
- Maximum Sales Price (1)	$213,500	$246,750	$280,500	$314,500
Low Income Level (50-75% of Median Household Income) (2)				
- Income Limit	$37,700/yr	$43,050/yr	$48,450/yr	$53,850/yr
- Maximum Sales Price	$124,750	$145,750	$167,000	$188,250
Very Low(<50% of Median Household Income)				
- Income Limit	$25,050/yr	$28,650/yr	$32,200/yr	$35,800/yr
- Maximum Sales Price	$61,000	$73,000	$85,000	$97,250

Footnotes: (1) Affordable housing sales prices are based on the following assumed variables: 15% down payment; 30 year fixed rate mortgage at 7.0% annual interest rate; assignment of 35% of gross household income to housing costs – to cover principal, interest (0.5%), property taxes (1.25%), homeowner association fees ($175/month). For very low income ownership households, assignment of 30% of gross household income is utilized.

(2) Contra Costa and Alameda Counties are considered high income areas. The four-person low income limit is less than the typical standard (i.e., is less than the typical standard of 80% of median household income) because a national maximum or cap is applied. The cap is the national median household income ($52,500 for 2001), unless justified by high housing costs, and so identified by HUD.

Source: Department of Housing and Community Development – Division of Housing Policy Development 2001 Income Limits, April.

D. REGIONAL HOUSING NEEDS

This section addresses the existing and future housing needs of Danville. Existing housing needs refer to households earning lower income, living in overcrowded conditions or overpaying for housing. Future housing needs refer to the projected amount of housing a community is required to plan for during a specified planning period. The State Department of Housing and Community Development (HCD) provides each regional council of governments (COG) its share of the statewide housing need. In turn, all COGs, including the Association of Bay Area Government (ABAG), are required by State law to determine the portion allocated to each jurisdiction in the region. This allocation process is referred to as the Regional Housing Needs Determination (RHND) allocation process in the ABAG region. The RHND methodology takes into account growth in both households and jobs **(see Appendix C)**. In allocating the overall regional growth to individual jurisdictions, ABAG also attempts to achieve a geographic balance in terms of jobs and housing growth and to avoid an over concentration of lower income housing.

1. Existing Housing Needs

As is the case for many communities, a continuing priority of Danville is enhancing or maintaining the quality of life. One key measure of quality of like is the extent of housing problems. The Department of Housing and Urban Development (HUD) has developed an existing needs statement that details the number and percentage of households earning lower income, living in overcrowded conditions or overpaying for housing. Those conditions, or housing problems, are defined below:

- Lower Income - Refers to a household earning less than 80% of the County median family income, as adjusted by family size. Based on April 2001 income levels for a four-person household, the median household income in Contra Costa County is $71,600. (Because HUD considers Contra Costa and Alameda Counties high-income areas, the threshold for lower income households is currently set at approximately 75% of the median family income for the Contra Costa and Alameda County area.)

- Overcrowding - Refers to a housing unit that is occupied by more than one person per room, excluding kitchens, bathrooms, hallways and porches, as defined by HUD.

- Cost Burden - Refers to a household paying more than 30% of its gross income for housing (either mortgage or rent), including costs for utilities, property insurance and real estate taxes, as defined by HUD. (Note: As indicated on Tables 13 and 15, the Town of Danville in practice adjusts this standard for owner occupied households with low, moderate and above moderate income levels.)

a. Overcrowding

Overcrowding occurs when housing costs are so high relative to income that families double up or reside in smaller units to devote income to other basic needs. Overcrowded conditions are assumed to be in place when there is more than one person per total rooms in a housing unit.

In 1990, 5% of all households in Contra Costa County lived in overcrowded conditions. As may be anticipated, overcrowding was more prevalent among renter occupied households than owner occupied households. Countywide, 9% of renter occupied households lived in overcrowded conditions, compared to just 3% for owner occupied households. Over crowding conditions in Danville were less severe than seen on a countywide basis, with only 0.8% of all Danville households living in overcrowded conditions (66 of 11,064 household units – breaking down to be 33 of 1,351 renter occupied households and 33 of 9,713 owner occupied households). Extrapolating from 1990 Census data, in 2000 there would have been approximately 40 renter occupied households that were overcrowded and 45 owner occupied households that were overcrowded.

In 1990, 1,069 of a total of 11,064 households in Danville (9.7%) had five or more persons in the household. The vast majority of these large family households (89% - or 952 households) were owner occupied households. A total of 117 of these large family households were renter occupied households (being 8.7% of all renter occupied households).

b. Housing Cost Burden

A household is considered to be overpaying for housing if it spends form than 30% of its gross income on housing (the household is considered to by "cost burdened"). Households that pay 50% or more of their incomes on housing experience a severe housing cost burden. Problems of housing cost burden may occur when housing costs rise faster than income. With relatively high housing prices, there are a large number of households in Contra Costa County that are overpaying for their housing. The problem is particularly true for renters. The prevalence of housing cost burden also varies significantly by income, household's type and size. Senior renters are particularly vulnerable.

2. Future Housing Need

Future housing need refers to the share of the region's housing growth that has been allocated to a community. The Association of Bay Area Governments (ABAG) is directed by the State to calculate future housing need. ABAG bases this determination upon projected household growth, plus a certain number of units needed to account for normal and appropriate level of vacancies and the replacement of units as they are lost to conversion or demolition activity. In allocating the region's future housing needs to the jurisdictions, ABAG takes the following factors into consideration:

- Market demand for housing
- Employment opportunities
- Availability of suitable sites for residential development
- Availability of public facilities to serve new residential development
- Commute patterns of the area work force
- Type and tenure of housing
- Loss of units in government assisted housing developments
- Existing over concentration of lower income households
- Geological and topographical constraints to residential development

The process undertaken by ABAG is referred to as the Regional Housing Needs Determination (RHND) allocation process. In undertaking the RHND allocation process, ABAG relied heavily on an ABAG published document published document entitled *Projections 2000: Forecasts for the San Francisco Bay Area to the Year 2020* (published in December 1999).

Table 1 provides the breakdown of Danville's share of future RHND allocation by four income categories: very low income, low income, moderate income and above moderate income. As indicated on the table, Danville's share of regional housing needs has been set at a total of 1,110 residential units.

III. HOUSING CONSTRAINTS

A. MARKET CONSTRAINTS

The Housing Element is required to include an analysis of nongovernmental constraints upon the maintenance, improvement or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction and other nongovernmental constraints.

While local government actions can have a significant affect on the production of housing, there are several market-related factors that may create barriers to housing production. The inventory of nongovernmental constraints can be separated into two groups. In the first group, which would serve to increase housing costs to the consumer, are financing, land prices and construction costs. A second category of nongovernmental constraints, which would serve to reduce or slow down housing development, are community opposition to higher density housing, possible lack of infrastructure capacity and competition of different land uses for undeveloped land.

1. Financing

The cost of borrowing money to finance the construction of housing or to purchase a residence has a large impact on the amount of affordably priced housing that is produced. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render infeasible a housing project that, at lower interest rates, could have been successfully developed and marketed.

Financing is generally available in Danville for new construction, for rehabilitation loans and for mortgage financing. There is no indication of mortgage deficient areas or "redlining" practices in Danville. Even the relatively older residential areas in Danville see active ownership change and reinvestment. Interest rates are consistent with those found throughout central Contra Costa County and the Tri-Valley Region.

2. Land Prices and Construction Costs

Construction costs vary widely according to the type of development, with multiple family residential housing generally less expensive to construct than single family residential housing. In a general context, construction costs are higher in the San Francisco Bay Area than virtually any other region in the country.

The price of land is also one of the largest components of housing development costs. Land costs in the region are extremely high, with the cost of land in Danville being as high as virtually any area in the East Bay.

B. GOVERNMENTAL CONSTRAINTS

1. Land Use Controls

The Danville 2010 General Plan sets forth policies that guide new development, including new residential development. These policies, together with existing zoning regulations, serve to control the amount and distribution of land allocated for different uses within the Town. The single family and multiple family residential land use designations established by the General Plan are reflected on **Table 17**. There are three single family residential land use designations, three multiple family land use designations and one crossover land use designations (that addresses the overlap of allowable single family and multiple family development densities) for a total of seven different residential land use designations. The land use designations provide for a range of development densities, ranging from rural densities (1 du / 5 acs) to multiple family residential high / medium densities (18-22 du / ac).

2. Residential Development Standards

The type, location and density of residential development in Danville is primarily regulated through the Danville Municipal Code. The zoning regulations contained in the Municipal Code serve to protect and promote the health, safety, and general welfare of the residents of the community while also serving to implement the goals and policies of the general plan. **Table 18** summarizes the most pertinent residential standards for single family residential zoning districts. **Table 19** provides the same information for the multiple family residential zoning districts. In both tables, the zoning districts are grouped to show their relationship to the corresponding general plan land use designations.

Danville is divided into 21 Planning Areas, each distinguished by their location, unique characteristics, age, and natural or constructed boundaries. Reflective of the diversity of the residential areas in Danville, the minimum lot size for single family residential zoning districts ranges from 6,000 to 100,000 square feet. This translates to densities ranging from one-half a residential unit per acre to seven-plus residential units per acre. The allowable density in multiple family residential zoning districts ranges from four residential units per acre up to twenty-two units per acre.

All single family residential districts establish development standards for minimum lots area, building setbacks, lot width and depth and for building height. The multiple family residential districts address these areas and also establish standards for building coverage and for open space areas.

The Town's parking requirements for residential projects varies by housing type. **Table 20** outlines the Town's parking requirements for residential developments. Single family residential units are required to have two spaces per unit. (Note: Since the mid 1980's, these spaces have been required to be provided as covered spaces.) The number of parking spaces required for multiple family residential units ranges from one space for a

Table 17

RESIDENTIAL LAND USE CATEGORIES
- Town of Danville

General Plan Land Use Designation	Zoning Districts		Density (du/ac)	Residential Types
	Consistent	Possible (1)		
Single Family Residential				
Rural Residential	P-1 & A-2	Other A Districts	1 du/5 acs	Detached single family residences with rural lifestyle
Country Estate	P-1, R-100, R-65 & R-40	A Districts	1du/ac	Detached single family residences with rural lifestyle
Low Density	P-1, R-40, R-20 & R-15	A Districts	1 – 3 dus/ac	Detached single family residences on large lots
Medium Density	P-1, R-12 & R-10	R-15 & A Districts	3 – 5 dus/ac	Detached single family residences on moderate-sized lots
Single / Multiple Density	P-1, D-1, R-7 & R-6	R-10 & A Districts	4 – 7 dus/ac	Detached single family and duet residences on smaller lots
Multiple Family Residential				
Low Density	P-1, M-12 & M-6	-	7 – 12 dus/ac	1- and 2-story duets, town-houses, condos and apartments
Low / Medium Density	P-1, M-17 & M-12	-	13 – 17 dus/ac	Larger-sized town-houses, condos and apartments
High / Medium Density	P-1, M-29 & M-17	-	18 – 22 dus/ac	Larger-sized town-houses, condos and apartments

Footnote: (1) The zoning districts listed in this column could be found consistent with the General Plan land use designation under certain circumstances, depending upon the specific use that is proposed.

Source: Danville 2010 General Plan, August 3, 1999.

Table 18

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS
- Town of Danville

Development Standards / Zoning Districts	General Plan Land Use Designation and Zoning District									
	Single Family Residential – Country Estates			Single Family Residential – Low Density		Single Family Residential – Medium Density		Single/Multiple Family Residential		
	R-100	R-65	R-40	R-20	R-15	R-12	R-10	R-7	R-6	D-1
Maximum Density (du/ac)	0.43	0.67	1.09	2.18	2.90	3.63	4.36	6.22	7.26	10.89
Minimum Lot Area (sq ft)	100,000	65,000	40,000	20,000	15,000	12,000	10,000	7,000	6,000	8,000
Minimum Ave Lot Width (ft)	200'	140'	140'	120'	100'	100'	80'	70'	60'	80'
Minimum Lot Depth (ft)	200'	140'	140'	120'	100'	100'	100'	100'	90'	90'
Min Primary Front Yard Setback (ft)	30'	25'	25'	25'	20'	20'	20'	20'	20'	20'
Min 2ndry Front Yard Setback (ft)	25'	20'	20'	20'	15'	15'	15'	15'	15'	15'
Minimum Side Yard Setback (ft)	30'	20'	20'	15'	10'	10'	10'	5'	5'	10'
Min Aggregate Side Yard (ft)	60'	40'	40'	35'	25'	25'	20'	15'	15'	20'
Minimum Rear Yard Setback (ft)	30'	30'	30'	30'	25'	25'	25'	20'	20'	15'
Maximum Bldg Height (stories/ft)	2½/ 35'	2½/ 35'	2½/ 35'	2½/ 35'	2½/ 35'	2½/ 35'	2½/ 35'	2½/ 35'	2½/ 35'	2½/ 35'
On-site Parking Req'd (# spaces)	2	2	2	2	2	2	2	2	2	2

Footnote: (1) Development criteria for projects processed under the Planned Unit Development (P-1) District are established as project-specific development criteria. The P-1 approach may be considered for any residentially zoned property.

Source: Town of Danville Municipal Code – Volume II Development, August 2001.

Table 19

MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS
- Town of Danville

	General Plan Land Use Designation and Zoning District					
Development Standards / Zoning Districts	**Single / Multiple Family Residential**	**Multiple Family Residential – Low Density**		**Multiple Family Resid'tl – Low/Med Density**	**Multiple Family Residential – High/Med Density**	
	M-6	**M-9**	**M-12**	**M-17**	**M-29**	**P-1 (1)**
Maximum Density (du/ac)	4.0 – 7.0	7.1 – 9.0	9.1 – 12.0	12.1 – 17.0	17.1 – 22.0	Varies
Minimum Lot Area (sq ft)	7,200	4,800	3,000	2,500	1,500	Varies
Minimum Front Yard Setback (ft)	25'	25'	25'	25'	25'	Varies
Maximum Bldg Coverage	25%	25%	25%	25%	35%	Varies
Minimum Open Area	25%	25%	25%	25%	25%	Varies
Min 2ndry Front Yard Setback (ft)	20'	20'	20'	20'	20'	Varies
Minimum Side Yard Setback (ft)	20'	20'	20'	20'	20'	Varies
Min Aggregate Side Yard (ft)	40'	40'	40'	40'	40'	Varies
Minimum Rear Yard Setback (ft)	20'	20'	20'	20'	20'	Varies
Maximum Bldg Height (stories/ft)	2½/ 30'	2½/ 30'	2½/ 30'	2½/ 30'	2½/ 30'	Varies
On-site Parking Req'd (# spaces/du)	Studio-1 sp 1 BD-1½ sp 2 BD-2 sp 2+BD-2 sp	Studio-1 sp 1 BD-1½ sp 2 BD-2 sp 2+BD-2 sp	Studio-1 sp 1 BD-1½ sp 2 BD-2 sp 2+BD-2 sp	Studio-1 sp 1 BD-1½ sp 2 BD-2 sp 2+BD-2 sp	Studio-1 sp 1 BD-1½ sp 2 BD-2 sp 2+BD-2 sp	Varies
Guest Parking Req'd (# spaces/du)	¼ space/du (may be placed off-site)	¼ space/du (may be placed off-site)	¼ space/du (may be placed off-site)	¼ space/du (may be placed off-site)	¼ space/du (may be placed off-site)	Varies

Footnote: (1) Development criteria for projects processed under the Planned Unit Development (PUD) District are established as project specific development criteria. The P-1 approach may be considered for any residentially zoned property.

Source: Town of Danville Municipal Code – Volume II Development, August 2001.

Table 20

PARKING REQUIREMENTS

- Town of Danville

Residential Type	Required Spaces (per unit)
Single-family units	Two covered spaces
Duet units	Two covered spaces
Mutiple-family units (1) (townhouse, Apartments or condominiums)	
Studio units	One space (2)
One-bedroom units	One and one-half spaces (2)
Units with two or more bedrooms	Two spaces (2)
Mobile Home	Two covered spaces
Second Unit	One covered or open space

Footnotes: (1) One half of the resident parking for multiple family residential projects must be covered or enclosed parking. Senior housing projects may be considered for reduced parking on a case-by-case basis. Use of enclosed tandem parking may be considered on a case-by-case basis.

(2) Required guest parking for multiple family residential projects is one-quarter a parking space per unit. Guest parking may be provided as curbside parking along the project frontage.

Source: Town of Danville Municipal Code – Volume II Development, August 2001.

studio to two spaces for units with two or more bedrooms. To accommodate guests in multiple family residential projects, an additional one-quarter a parking space must be provided. Residential lots that contain second units are required to have three parking spaces in order to meet the parking needs for the primary residence and to provide one additional parking space for the second unit. Uncovered parking may be used for the parking requirement of the second unit.

Flexibility with regard to development standards is available in Danville through use of the following three mechanisms: use of the Planned Unit Development (P-1) District, through mixed use developments and through use of density bonuses. The vast majority of residential units developed in Danville since the early 1980's have utilized the P-1 zoning process. The P-1 zoning process allows for more imagination in a residential project by allowing flexibility to establish project specific residential development standards. The use of P-1 zoning process is encouraged to permit more flexible development standards on appropriate sites as a means of conserving open space, enhancing project aesthetics and amenities and ensuring high quality development.

Danville's general plan includes a Mixed Use land use designation. For Mixed Use sites where residential uses are allowed, densities of up to 22 residential units per acre may be permitted. This designation was created as a means of providing opportunities for residential development within established commercial areas or within pre-identified Special Concern Areas in Danville. There are several different forms of mixed use development existing or anticipated in Danville. For some sites, vertical integration of uses is encouraged (e.g., residential uses above commercial uses). For larger mixed use sites (e.g., the Wood Ranch Headquarters site), the designation allows multiple uses on a single parcel, and the uses may be side-by-side as well as, or instead of, vertically integrated.

In accordance with State law and Danville's residential Density Bonus Ordinance, the Town provides density bonuses to qualified residential projects. Government Code Section 65915 requires cities to grant a density bonus of at least 25 percent over base zoning density and additional incentives or financial subsidies to a developer of a housing development agreeing to construct at least: 1) 20 percent of the units for lower income households; or 2) 10 percent of the units for very low income households; or 3) 50 percent of the units for senior citizens. Danville adopted a Density Bonus Ordinance in 1994. As an incentive to the provision of affordable housing, Danville's regulations provide a greater density bonus than offered under State regulations (i.e., 30% versus 25%) and allow a shorter term of affordability than required under State regulations. The Town has utilized density bonuses to facilitate the development of affordable housing, and has authorized, as provided for under the Ordinance, reduction of fees associated with development of affordable housing created within the project granted the density bonus.

In general terms, the Town's residential development standards do not act as a constraint to the development of new housing and affordable housing. The overriding constraint to the provision of affordable housing is high land costs, high construction costs, availability

of funding to cover the subsidy gap necessary to make projects available and various market factors.

3. Provision of a Variety of Housing

The Housing Element must identify adequate sites that are to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single family residential housing, multiple family residential housing, second dwelling units, assisted living facilities, factory-built housing, mobile homes, emergency shelters, and transitional housing, among others. **Table 21** summarizes the housing types permitted within the various residential zoning districts in Danville.

Danville's zoning and development standards provide for a diversity of housing types for a wide economic spectrum of the community, including those earning lower income, seniors, disabled, etc. All three of Danville's multiple family residential land use designations (i.e., Low Density 7-12 dus/ac; Low/Medium 13-17 dus/ac; and High/Medium 18-22 dus/ac) preclude development below the minimum range of the density scale. These policies were included in the Danville 2010 General Plan Update with a goal of prohibiting an erosion of the housing development potential of the remaining vacant or underutilized multiple family residential parcels in Danville. Concurrent with these changes, the Plan Update split the historic land use designation of Multiple Family - Medium Density 13-21 dus/acre into two categories and changed the upper density limit allowed from 21 units per acre to 22 units per acre. The new Multiple Family High/Medium land use category was created with a conscious intent to direct development away from single family detached product and towards attached multiple family attached product.

4. Growth Management Program

In 1988, Contra Costa County residents approved Measure "C" - 1988, which increased the sales tax rate in the County by ½ cent to fund a variety of major transportation projects. The measure linked the development of the transportation projects to a requirement that participating jurisdictions each adopt a Growth Management Element as part of its General Plan.

Danville's adopted Growth Management Element establishes level of service standards for traffic for particular types of land uses and performance standards to be maintained through capital projects for urban services (e.g., water, gas, electricity, and sewer) and public services (e.g., police, fire, schools, parks and recreation). These performance standards are designed to ensure that new developments cover their fair share of the cost of the development of infrastructure and of public facilities and urban services. As new projects are approved, it must be demonstrated that the respective level of service standards and performance standards identified in the Growth Management Element will be met.

Table 21

HOUSING TYPES PERMITTED BY ZONING DISTRICT
- Town of Danville

Housing Types Permitted	Single Family Residential Zoning Districts										
	P-1	R-100	R-65	R-40	R-20	R-15	R-12	R-10	R-7	R-6	D-1
Residential Uses											
Single-family detached	p	p	p	p	p	p	p	p	p	p	p
Single-family attached											p
Second units	c	c	c	c	c	c	c	c	c	c	c
Mobile Home	p	p	p	p	p	p	p	p	p	p	
Manufactured Home	p	p	p	p	p	p	p	p	p	p	
Special Needs Housing											
Transitional Housing (1)	c	c	c	c	c	c	c	c	c	c	c
Emergency Shelter (2)	c	c	c	c	c	c	c	c	c	c	c
Resid'tl Care Facility (<8 beds)	p	p	p	p	p	p	p	p	p	p	p
Resid'tl Care Facility (>8 beds)	c	c	c	c	c	c	c	c	c	c	c

Housing Types Permitted	Multiple Family Residential Zoning Districts					
	P-1	M-6	M-9	M-12	M-17	M-29
Residential Uses						
Single-family detached		p	p	p		
Single-family attached		p	p	p		
Multiple family (3 or more)	p	p	p	p	p	p
Duet	p	p	p	p	p	p
Second units	c	c	c	c	c	c
Mobile Home						
Manufactured Home						
Special Needs Housing						
Transitional Housing	c	c	c	c	c	c
Emergency Shelter	c	c	c	c	c	c
Resid'tl Care Facility (<8 beds)	p	p	p	p	p	p
Resid'tl Care Facility (>8 beds)	c	c	c	c	c	c

Table Key: p = Permitted use c = Use subject to issuance of a Land Use Permit

Footnotes: (1) Transitional Housing would serve the housing needs of special populations such as the developmentally disabled persons, individuals recovering from substance abuse problems, etc.

(2) Emergency Shelter Housing would serve the housing needs of special populations such as the battered women, homeless, etc.

Source: Town of Danville Municipal Code – Volume II Development, August 2001.

The Town will continue to enforce its Growth Management Element to assist in providing orderly growth throughout Contra Costa County. The level of service standards and performance standards identified in the Element will be maintained as new development is approved, as will the Local Development Mitigations Program identified in the Element.

5. Dougherty Valley Settlement Agreement

The Town of Danville, Contra Costa County, the City of San Ramon and the developers of Dougherty Valley executed the Dougherty Valley Settlement Agreement in 1994 in conjunction with the County approval of the Dougherty Valley General Plan Amendment. The legally binding agreement requires full mitigation for any subsequent projects involving approvals of general plan amendments and contains provisions for future growth management that must be met, including traffic level of service standards and performance standards for other urban services.

6. Site Improvements, Development Impact Fees and Processing Fees

An important component of new residential development costs are costs associated with site improvements. Site improvements costs are incurred to provide sanitary sewer and water service to a project, to make necessary transportation improvements and to provide other infrastructure to a project. The Town may require a residential development project to pay for various off site improvements as project mitigation measures (e.g., payment towards an off site traffic signal). The developers of new residential projects are also required to construct all internal streets, sidewalks, curb, gutter and affected portions of off site arterials. As the cost of site improvements varies measurably from project to project, it is difficult to estimate what the "typical" per-unit cost is for site improvements. Even in the case of infill projects, where infrastructure may already be present, there is often a need to upgrade and / or expand the existing improvements in response to the addition of new residential development.

The Town collects fees from new development projects to cover costs of planning and processing permits, which will include plan check and inspection fees as the project proceeds into the construction phase of development.

A variety of development impact fees are often assessed upon new residential projects, including both Town controlled fees (such as child care fees and park land in-lieu fees) and non Danville fees (such as regional traffic mitigation fees and school impact fees). Another component of project costs are utility service connection fees (e.g., sewer and water connection fees).

Taken collectively, the various planning and processing fees, development impact fees and utility service connection charges can add significantly to the cost of housing. **Tables 22, 23 and 24** indicate typical costs associated with new residential developments, indicating typical costs for new single family projects, for apartment

Table 22

ESTIMATE OF DEVELOPMENT FEES FOR SFR PROJECT
- Town of Danville

Estimate of processing fees, impact fees and utility connection charges that would be imposed on a nine lot single family residential project with two attached below market-rate second units is as follows (using 2001 fee schedule):

1.	Town Planning Application / Plan Check and Inspection Fees	
a.	Design Review Board	$ 450
b.	Environmental Assessment	1,000
c.	Preliminary Development Plan - Rezoning application ($2,500 deposit for time and materials - plus a $125/per unit fee)(1)	4,125
d.	Final Development Plan	1,500
e.	Tentative Map application ($2,500 deposit for time and materials - plus a $125/per unit fee)	4,125
f.	Notice of Exemption (environmental posting)	50
g.	Building Permit Plan Check and Building Inspection (2)	8,376/lot
h.	Microfilm	61/lot
i.	Finished grade (Engineering Division)	57/lot
j.	Improvement Plan Check (3)	1,325/lot
k.	Street lighting (assumes two lights) (4)	250
l.	Map Checking (assumes 12 mapping lots) (5)	3,055
m.	Base Map Revision (assumes 12 mapping lots)	540
n.	Engineering Inspection (6)	2,200/lot
o.	Grading Plan Check / Inspection and Permit (7)	185/lot
p.	Planning Review (of Building Permit)	50
	Subtotal	$ 124,981
2.	Town Development Impact Fees	
a.	Park land in-lieu	2,880/lot
b.	Transportation Improvement Program, Residential (RTIP)	1,400/lot
c.	Child Care Facilities	335/lot
d.	National Pollutant Discharge Elimination	37/lot
	Subtotal	$ 41,868
3.	Impact Fees (non-Danville)	
a.	Southern Co. Co. Regional Transportation	$ 891/lot
b.	Southern Co. Co. Sub-Regional Transportation	2,213/lot
c.	Drainage Area 10 (CCCFC&WCD) (@ $0.34/sf impervious area)	560/lot
d.	Tri-Valley Transportation Development	1,660/lot
e.	Seismic Mitigation Impact Program	10/lot
d.	San Ramon Valley Unified School District (@$4.24/ft.)	14,827/lot
g.	San Ramon Valley Fire Protection District (plan check)	25/lot
	Subtotal	$181,674
4.	Utility District Connection Charges	
a.	East Bay Municipal Utility District (water)	$ 21,095/lot
b.	Central Contra Costa Sanitary District (sewer)	4,500/lot
	Subtotal	$230,355
	TOTAL	$578,878 (based on 9 lots) or $64,320/lot

Footnotes:

(1) Time and materials charge covers cost for staff time necessary to process the permit. Deposit amounts are set at the assumed average cost to provide the service. If the cost to provide the service exceeds the deposit, the applicant is billed for the cost over run. If the cost to provide the service is less than the deposit, then the unused balance from the deposit is refunded to the applicant.

(2) Assumption is nine sfr units averaging 3,350 square feet of conditioned space, 800 square feet of garage space, 175 square feet of covered porch area and two 650 square feet second units (assumed total building valuation per UBC of $3,700,000+/-).

(3) Improvement Plan Check fee is 3.0%+/- of the estimated cost of street, drainage and landscaping improvements.

(4) Street lighting fee is the project cost of one year of operational cost plus 10%.

(5) Map Check fee is directly based on the number of lots shown on the final map.

(6) Engineering Inspection fee is 5.0%+/- of the estimated cost of street, drainage and landscaping improvements.

(7) Grading Plan Check fee is 1.5 % +/- of the estimated cost of the grading construction cost plus a volume fee. Grading Inspection / Permit fee is a volume-based fee.

Source: Town of Danville Development Services Department.

Table 23

ESTIMATE OF DEVELOPMENT FEES FOR APARTMENT PROJECT
- Town of Danville

Estimate of processing fees, impact fees and utility connection charges that would be imposed would be imposed on a nine-unit apartment project is as follows (using 2001 fee schedule):

1.	Town Planning Application / Plan Check and Inspection Fees	
	a. Design Review Board	$ 450
	b. Environmental Assessment	500
	c. Preliminary Development Plan - Rezoning application ($2,500 deposit for time and materials - plus a $125/per unit fee)(1)	3,625
	d. Final Development Plan	1,500
	e. Tentative Map application ($2,500 deposit for time and materials - plus a $125/per unit fee)	3,625
	f. Notice of Exemption (environmental posting)	50
	g Building Permit Plan Check and Building Inspection (2)	$ 2,570/unit
	h. Microfilm	61/unit
	i. Finished grade (Engineering Division)	57/unit
	j. Improvement Plan Check (3)	450/unit
	k. Street lighting (assumes two lights) (4)	250
	l. Engineering Plan Check and Inspection (5)	750/unit
	m. Grading Plan Check / Inspection and Permit (6)	185/unit
	n. Planning Review (of Building Permit)	50
	Subtotal	$ 46,707
2.	Town Development Impact Fees	
	a. Park land in-lieu	$ 2,052/unit
	b. Transportation Improvement Program, Residential (RTIP)	1,400/unit
	c. Child Care Facilities	115/unit
	d. National Pollutant Discharge Elimination	47/unit
	Subtotal	$ 32,526
3.	Impact Fees (non-Danville)	
	a. Southern Co. Co. Regional Transportation	$ 624/unit
	b. Drainage Area 10 (CCCFC&WCD) (@ $0.34/sf impervious area)	588/unit
	c. Tri-Valley Transportation Development	1,163/unit
	e. Seismic Mitigation Impact Program	10/unit
	f. San Ramon Valley Unified School District (@ $4.24/ft.)	3,816/unit
	f. San Ramon Valley Fire Protection District (plan check)	25/unit
	Subtotal	$ 56,034
4.	Utility District Connection Charges	
	a. East Bay Municipal Utility District (water)	$ 8,130/unit
	b. Central Contra Costa Sanitary District (sewer)	4,125/unit
	Subtotal	$ 110,295
	TOTAL	$245,562 (based on 9 units) or $27,285/unit

Footnotes:

(1) Time and materials charge covers cost for staff time necessary to process the permit. Deposit amounts are set at the assumed average cost to provide the service. If the cost to provide the service exceeds the deposit, the applicant is billed for the cost over run. If the cost to provide the service is less than the deposit, then the unused balance from the deposit is refunded to the applicant.

(2) Assumption is 8,100 total square feet of conditioned space and 2,025 total square feet of garage space spread out over three building groups (assumes building valuation per UBC of $915,000+/-).

(3) Improvement Plan Check fee is 3.0%+/- of the estimated cost of street, drainage and landscaping improvements.

(4) Street lighting fee is the project cost of one year of operational cost plus 10%.

(5) Engineering Inspection fee is 5.0%+/- of the estimated cost of street, drainage and landscaping improvements.

(6) Grading Plan Check fee is 1.5% +/- of the estimated cost of the grading construction cost plus a volume fee. Grading Inspection / Permit fee is a volume based fee.

Source: Town of Danville Development Services Department.

Table 24

ESTIMATE OF DEVELOPMENT FEES FOR SECOND DWELLING UNITS - Town of Danville

Estimate processing fees, impact fees and utility connection charges that would be imposed upon a 600 square foot detached second dwelling unit with 150 square foot attached porch area are as follows:

1.	Town Planning Application / Plan Check and Inspection Fees	
	a. Land Use Permit	$ 500
	b. Categorical Exemption	50
	c. Building Permit (assumes $100/foot+/- valuation)	1,980
	d. Microfilm	25
	e. Finished grade (Engineering Division)	55
	f. Planning Review (of Building Permit)	50
	Subtotal	$ 2,660
2.	Town Development Impact Fees	
	a. Park land in-lieu	1,295
	b. Transportation Improvement Program, Residential (RTIP)	1,400
	c. Child Care Facilities	exempt
	d. National Pollutant Discharge Elimination	37
	Subtotal	$ 2,732
3.	Impact Fees (non-Danville)	
	a. Southern Co. Co. Regional Transportation	$ 624
	b. Drainage Area 10 (CCCFC&WCD) ($0.34/sf impervious area)	276
	c. Southern Co. Co. Sub-Regional Transportation	1,692
	d. Tri-Valley Transportation Development	1,162
	e. Seismic Mitigation Impact Program	10
	f. San Ramon Valley Unified School District ($4.24/ft.)	2,544
	g. San Ramon Valley Fire Protection District (plan check)	25
	Subtotal	$ 6,333
4.	Utility District Connection Charges	
	a. East Bay Municipal Utility District (water)	
	- Standard installation	$ 2,580
	- System capacity	14,900
	- Startup	25
	b. Central Contra Costa Sanitary District (sewer)	4,125
	Subtotal	$ 21,630
	TOTAL	$ 33,355

Source: Town of Danville Development Services Department.

projects and for second units. A typical single family project could expect processing fees, impact fees and utility service connection charges of almost $65,000 per lot. Of that total, approximately $18,500 per lot is Town-controlled processing fees and impact fees. A typical apartment project could expect processing fees, impact fees and utility service connection charges of almost $27,000 per unit. Of that total, approximately $8,500 per unit is Town-controlled processing fees and impact fees. A typical second dwelling unit could expect processing fees, impact fees and utility service connection charges of almost $33,500. Of that total, approximately $5,500 is Town-controlled processing fees and impact fees.

7. Environmental and Development Review and Permitting Process

The development review and permitting process is utilized to receive, evaluate and approve new development applications. The development review and permitting process is necessary to ensure that new residential projects proceed in an orderly manner reflective of the goals and policies of the General Plan and consistent with the intent and requirements of the Municipal Code. Part of this process is the Design Review Process, which is used to assure that new projects will be consistent with the Town's character and respectful of the natural and man-made landscape.

Danville stresses an efficient and comprehensive approach to development review and permitting which, as a whole, allows for quick response to developer applications. The planning staff coordinates the review of development proposals by other Town staff and by police, fire, and outside agencies. **Table 25** depicts the typical processing steps and timelines for a residential project involving a rezoning action. The Town has been able to reduce the time and uncertainty involved in development permits by liberal use of pre-submittal meetings with prospective developers and providing early access to the Design Review Process. Pursuant to the State Permit Streamlining Act, permit processing delays are reduced by limiting processing time in most cases to one year and by being clear and forthright in making determinations as to what information is needed to complete development plan submittals. In terms of time needed to complete the plan check and inspection process once a project moves into the construction phase, the Town makes liberal use of contract plan check and inspection services to modulate workloads and avoid work back up.

The Town has implemented practices that expedite processing, reduce costs, and clarify the process to developers and homeowners. Through such efforts, development costs due to delays in the Town's development review and permitting process are comparatively reduced and as such are not an unreasonable constraint.

8. Uniform Building Code and Enforcement

Danville uses several uniform codes as the basis of its building standards; including, most significantly, the Uniform Building Code (UBC), the Uniform Housing Code (UHC), the Uniform Plumbing Code, the Mechanical Code and the National Electrical Code. These Codes establish standards and require inspections at various stages of construction to

Table 25

TYPICAL PROCESSING STEPS AND TIMELINES FOR A RESIDENTIAL PUD - REZONING & MAJOR SUBDIVISION

- Town of Danville

Task	Timing Dates	Action/ Notes
Presubmittal	**WK 1-4**	
• Presubmittal meeting applicant & staff	WK 1	• Applicant explains project concept
• Development Advisory Meetings	WK 2-3	• Staff review of uses and site layout
• Development Review Board kick-off	WK 2-3	• Staff review of proposed architecture
• Issue / Comment list formulated	WK 3-4	• Determine need for PC study session
• Inclusionary Housing game plan	WK 3-4	• Project layout / yield implications
Formal Application Submittal	**WK 4-8**	
• Agency Distribution	WK 5	• Public agencies / public groups
• Public notified of submittal	WK 5	• 750-foot radius mailing list & HOAs
• Scope of Traffic Study Formulated	WK 6	• Applicant funds-our consultant shortlist
• Scope of Noise Study Formulated	WK 6	• Applicant funds-our consultant shortlist
• Scope of Hydraulic Study Formulated	WK 6	• Applicant funds-our consultant shortlist
• Scope of Tree Survey Formulated	WK 6	• Applicant funds-our consultant shortlist
• Complete / Incomplete Letter	WK 7-8	• What's needed / major issues
Applicant / Neighborhood meeting	**WK 6-10**	• Virtually any project going on to public hearing now involves a neighborhood meeting
Development Advisory Meetings	**WK 6-10**	• # mtgs tied to issues / resubmittals
Design Review Board Meetings	**WK 3-12**	• # mtgs tied to issues / resubmittals
Receipt of Special Studies / Revisions • Traffic Study • Noise Study • Hydraulic Study • Tree Survey	**WK 10-16**	• Becomes the heart of the Mitigated Negative Declaration of Environmental Significance (MND) to be prepared for project. Project redesign and/or binding commitment to project conditions to eliminate potential impacts
Preparation / Distribution of MND Documents	**WK 6-20**	
• Consultant Selection	WK 6-8	• If done by outside consultant
• Public Scoping Session	WK 10-12	
• Preparation of Initial Study	WK 10-14	
• Distribution/Review of MND	WK 14	
• Public Review Period	WK 14-18	• Requires 21 to 30 day State review

Preparation of Staff Report / Conditions	**WK 17-22**	• For Parks & Leisure Services and Planning Commission meetings
Public Hearing Process	**WK 17-30**	
• Parks & Leisure Services meeting	WK 17-20	• Tree, creeks and trail issues
• Public notified of PC hearing	WK 17	• 750-foot radius mailing list & HOAs
• 1st Planning Commission Hearing	WK 22	
• 2nd PC Public Hearing (if necessary)	WK 24	
• Public notified of TC hearing	WK 25	• 750-foot radius mailing list & HOAs
• 1st Town Council Public	WK 27	
• 2nd TC Public Hearing	WK 29	
Issuance of Final Action Letter	**WK 30**	• Rezonings have 30-day effective date
Notice of Determination	**WK 30**	• Affects exposure to legal challenge
Submittal of Grading Permit for plan check	**WK 36-46**	
• Submittal of compliance checklist	WK 36	• Showing compliance to conditions
• Development Advisory Meeting	WK 38-40	• Review relative conditions of approval
• 1st Plan Check comments	WK 39-41	• Listing of all Town comments on plan
• Resubmittal for final plan check	WK 41-43	• Improvement Plans thru 1st plan check
• Issuance of Grading Permit	WK 42-44	
• Grading commences	WK 46-48	• Timing of year becomes critical
Submit Improvement Plans for plan check	**WK 40-48**	• Typically with Final Map – addresses physical improvements and off-site work
• Updated compliance checklist	WK 40	• Showing compliance to conditions
• Development Advisory Meeting	WK 42-44	• Review relative conditions of approval
• 1st Plan Check comments	WK 43-45	• Listing of all Town comments on plan
• Resubmittal for final plan check	WK 45-47	• Final Map thru 1st plan check
• Approval of Improvement Plans	WK 46-48	
Submit Final Map for plan check	**WK 40-52**	• Typically with Improvement Plans – legally creates lots
• Updated compliance checklist	WK 40	• Showing compliance to conditions
• Development Advisory Meeting	WK 42-44	• Review relative conditions of approval
• 1st Plan Check comments	WK 43-45	• Listing of all Town comments on plan
• Resubmittal for final plan check ($)	WK 45-47	• Sub'd Improvement Agreement/Bonds
• Schedule for Town Council Action	WK 46-48	
• Affordable Housing Agreement	WK 46-48	• With Council action on Final Map
Submittal of for Building Permits	**WK 46-57**	
• Development Advisory Meeting	WK 47-48	• Review relative conditions of approval
• 1st Plan Check comments	WK 50-52	• Listing of all Town comments on plan
• Resubmittal for final plan check	WK 54-56	• Third submittal necessary 50% of time
• Building Permit issuance ($)	WK 55-57	• Second round of impact fees collected

ensure code compliance. The Town's code enforcement efforts are handled through the Development Services Department, with direct linkage to both the Building Division and the Planning Division. Code enforcement typically handles a range of 20 to 30 cases per month. Besides complaints involving minor zoning violations, the majority of other complaints deal with property maintenance and abandoned vehicles.

Enforcement of building standards does not constrain the production or improvement of housing in the Town. The presence of an active code enforcement effort serves to maintain the condition of the Town's housing stock.

C. ENVIRONMENTAL, INFRASTRUCTURE AND PUBLIC SERVICE CONSTRAINTS

1. Environmental Constraints

The San Ramon Valley has a variety of natural conditions that impact the design, construction and final cost of new residential development. If not properly recognized and accommodated, these environmental constraints have the potential to endanger lives and property.

a. Seismic Hazards / Geologic Hazards

A number of active faults paralleling and associated with the San Andreas Fault are found in and near the San Ramon Valley and constitute a seismic hazard for existing and proposed development for portions of Danville. The faults include the Calaveras Fault, the Pleasanton Fault and the Mt. Diablo Fault. The Calaveras Fault is the major recognized fault system in the Valley and is the dominant geologic feature of central Contra Costa County. This fault is capable of producing earthquakes in the range of 7.0 on the Richter Scale. The Calaveras Fault Zone has been designated as a Special Study Zone pursuant to the Alquist-Priolo Special Study Zones Act.

Geologic hazards in Danville are associated with the complex topographic and geologic features of the Valley. Geologic hazards include two types of hazards: seismically induced hazards, those hazards related to earthquakes, including ground shaking, surface rupture, ground failure and seismically induced landslides. Hazards associated with certain soils, bed rock, steep slopes and land subdivision occurs naturally or is induced, including slope instability, and landslides caused by construction activity, land subsidence and shrink-swell characteristics of soils.

Seismic and geologic hazards are addressed through the environmental and development review and permitting process, through use of structure setbacks (to avoid impacts from potentially active fault traces and known geologic hazards) and through imposition of the regulations contained in the Town's grading ordinance and the Uniform Building Code (collectively resulting in requirement of use of construction design improvements, such as seismic strengthening and detailing, to make projects meet the latest adopted seismic design criteria).

b. Landslides and Soil Erosion

Steep topography, fractured and unconsolidated bedrock conditions, expansive soils, and high erosion potential combine to make some of the hillside areas in the San Ramon Valley highly unstable. Landslides resulting from natural conditions or caused by construction activity are common occurrences in the hillsides. Nearly 50 percent of Danville is located on hillside areas. There are numerous traces of landslide activity in these areas and the potential for future landslides is high. While landslides may occur on slopes of 15 percent or less in unstable areas, the risks are usually proportional with steepness of slopes. Areas where old slide deposits are evident are the most subject to failure.

Hillside areas in Danville are also subject to soil erosion, which can contribute to instability of slopes, loss of vegetation, downstream flooding, sedimentation and stream bank failure. Soil erosion potential is generally proportional to slope and occurs mainly during peak rainfall, when runoff volumes are high.

Hazards associated with landslides and soil erosion are addressed through the environmental and development review and permitting process and through imposition of the regulations contained in the Town's grading ordinance, the Scenic Hillside and Major Ridgeline Development Ordinance and through observance of Danville's Hillside Development Guidelines.

c. Fire Hazard Constraints

The woodlands, grasslands, and chaparral areas create fire hazard areas, especially when development is located in or adjacent to these areas. Wildfires in these areas are a hazard to life and property during the summer and fall dry season, especially during periods of low humidity and high winds.

Existing and planned development in proximity to the Las Trampas Ridge and the hillside areas of the Sycamore Valley are particularly subject to wildfire risks.

Fire hazards are addressed through the environmental and development review and permitting process, through observance of Danville's Hillside Development Guidelines, through imposition of the regulations contained in the Uniform Building Code and through observance of performance standards contained within the Growth Management Element (which precludes major development from occurring if fire fighting services are not available or are determined to be inadequate).

d. Flood Hazard Constraints

Flooding in Danville does not pose a significant hazard to life and property, but some areas along major creeks and near the confluence of creeks are subject to periodic inundation by floods. Flooding that does occur is caused by winter rains. Portions of San Ramon Creek and two of its major tributary streams, Green Valley Creek and Sycamore

Creek, are subject to flooding. Flood hazard maps indicate several areas in developed portions of Danville that may be subject to infrequent flooding.

The Contra Costa County Flood Control and Water Conservation District, with assistance from the Soil Conservation Service, has reshaped and widened segments of San Ramon, Sycamore, and Green Valley Creeks and constructed various flood protection structures. These efforts, along with Danville's drainage maintenance efforts, have reduced the potential for serious floods in Danville. Flood hazards are addressed through the setbacks, through imposition of requirements on new projects to make appropriate flood control improvements and through observance to the standards of the Flood Disaster Preservation Act of 1973.

2. Infrastructure and Urban Services and Facilities Constraints

A lack of adequate infrastructure or urban services and facilities can be a substantial constraint to residential development if it is to avoid impacting existing residences. On a regular basis (typically on a yearly basis), the Town reviews its Capital Improvement Program (CIP). The CIP is a compilation of the capital improvements planned for construction over the next five-year period in Danville. It includes cost estimates, the phasing of specific improvements and associated costs, and methods with which specific improvements will be financed. Benefit assessment district financing has been successfully used to finance a vast amount of infrastructure improvements in the Town and can be used as needed in the future.

In 1984, the Town adopted the Commercial Transportation Improvement Program (CTIP) requiring new commercial and office development to pay a fee to offset impacts upon local transportation improvements. The fee helps finance needed improvements to Downtown Danville's road network. In 1986, the Town adopted the Residential Transportation Improvement Program (RTIP) requiring the payment of a fee for each new residential unit for the financing of Town-wide transportation improvements.

In addition, several other impact fees have been put into place that facilitate the construction and improvement of the basic infrastructure improvements needed by residential development. The impact fees include, among others, the two-tier fees for transportation improvements created through the Dougherty Valley Settlement Agreement, various sub-regional traffic impact fees; park land in-lieu fees and child care fees.

As mentioned in a previous section, the Growth Management Element of the General Plan serves to ensure that the infrastructure and urban services and facilities are in place to serve new development.

Many of Danville's affordable housing opportunities (i.e., sites with existing multiple family residential land use and zoning designations) are infill development locations in areas already served by existing infrastructure. The vast majority of the incorporated limits of the Town lie within the service boundaries for water and sewer service, virtually

assuring that the vacant and underutilized parcels identified in this document will be able to develop by the end of the 2001-2006 Housing Element planning period. In an EBMUD letter dated September 28, 2000 directed to Contra Costa County regarding the Camino Tassajara Combined GPA Study (which proposes 1,400+/- units east of Danville), the District acknowledges that its water supply is not sufficient to meet projected demands within the service area during dry years (and would not be sufficient to provide reliable water service to that portion of the Combined GPA Study that is outside their service area). This indicates that during dry years the District may hold up the issuance of new water service hookups. There currently is no moratorium on new water service hookups. In the draft EIR dated November 2001 and entitled *Central Contra Costa Sanitary District (CCCSD) Effluent Discharge Limit Increase Project*, the District indicates that the CCCSD Project will serve to accommodate planned growth in the CCCSD service area jurisdictions (including new growth envisioned through the Danville 2010 General Plan Update).

While many of the Town's vacant and underutilized parcels can develop without extension of urban services, they may face other challenges to development. Infill sites may require upgrading of existing infrastructure systems to support more intense development, such as roadway improvements and the replacement of undersized sewer and water lines. Other constraints to development of infill sites include site assembly and preparation, relocation of existing uses, compatibility with surrounding land uses and / or potential neighborhood opposition.

IV. HOUSING RESOURCES

This section analyzes the resources available for the development, rehabilitation and preservation of housing in Danville. This analysis includes an evaluation of the availability of land resources for future housing development, the Town's ability to satisfy its share of the region's future housing needs, the financial resources available to support housing activities and the administrative resources available to assist in implementing the Town's housing programs and policies.

Additionally, this section examines opportunities for energy conservation.

A. AVAILABILITY OF SITES FOR HOUSING

The Association of Bay Area Governments (ABAG) has been directed by the State to develop the Regional Housing Needs Determination (RHND) for this region for the 2001 – 2006 Housing Element Cycle. After developing the RHND, ABAG assigned shares of the region's future housing need to each ABAG jurisdiction. Table 1 reflects Danville's share of the RHND for the Bay Area region.

State law establishes a requirement that communities demonstrate that they have sufficient land to accommodate their share of their region's future housing needs. This section identifies the development potential on suitable land in Danville that is available for residential development to meet Danville's share of the RHND for the Bay Area region.

1. Site Inventory

An important component of the Housing Element is the identification of sites for future housing development and evaluation of the adequacy of the identified sites in fulfilling Danville's share of the RHND. Results of this analysis are summarized in **Tables 26, 27 and 28 and Figure A**.

Pursuant to ABAG principles in the assignment or credit for the RHND allocation between counties and cities in unincorporated areas within defined spheres of influence (SOI), one site on Danville's list of sites that have residential development potential is a property lying outside the Town limits (i.e., Site #H-2 on Table 26). ABAG has assigned 75% of the RHND allocation for the 165+/- acre Wendt / Shapell Industries property to the Town (with the remaining 25% assigned to Contra Costa County). Two additional sites in proximity to the Wendt / Shapell Industries property are within Danville's SOI but were not indicated to have residential development for the 2001 – 2006 Housing Element Cycle (sites H-1 and H-3 on Table 26). All other sites identified on Tables 26, 27 and 28 are located within the Town limits.

As shown on Tables 25, 26 and 27, the sites in Danville that have been identified to have residential development potential that can potentially accommodate a total of 1,355 new units for the development period covered by the 2001 – 2006 Housing Element Cycle.

Table 26 RESIDENTIAL DEVELOPMENT POTENTIAL (September 2001) – Town of Danville

Site #	Name of project / Developer	Site APN GP Designation	Property Size GP Density Range	Project location Zoning	Estimated Development	Project Status	2000-01 Map	BP	2001-02 Map	BP	2002-03 Map	BP	2003-04 Map	BP	2004-05 Map	BP	2005-06 Map	BP	2006-07 Map	BP
	Census Tract 3451.07																			
A-1	Sycamore Oaks / Lenox Homes	207-050-018 R – SF – LD	11.1 acres P-1 1 – 3 dus/ac	C Tass @ Syc Vlly P-1	13	Under Construction 10 sfr w/ 3 2nd dus	10			13										
A-2	Tseng / Unknown	207-510-004 R – SF – LD	4.8 acres 1 – 3 dus/ac	Bolero Heights R-15	Future GPA	No application pending														
A-3	Tseng / Unknown	207-510-005 Mixed	70.60 acres Mixed	Turnbridge Road A-2	Future GPA	No application pending														
A-4	Shellooe, et. al / Braddock & Logan	207-061-12,-13-,14 R - CE	22.3 acres 1 du/ac	Tassajara Lane P-1	22 w/ 2nd dus	Pending Subdivision (tied in with #A-16)			22	16		7		7						
A-6	Elworthy East / Unknown	218-010-008 thru -012 P & OS - AG	102.0 acres 1 du/20 ac	Borica / Como A-4	Future GPA	No application pending														
A-9	Akabane / Unknown	217-010-008 R – SF – LD	5.5 acres 1 – 3 dus/ac	Sherbourne Hills Rd P-1	16 (w/ 2nd dus)	No application pending									16	8		12		
A-16	Woodranch Hdqts / Unknown	217-040-021 Mixed Use	17.1 acres 13 - 22 dus/ac	Camino Tassajara P-1	78	No application pending											78	39		39
A-11	Malakoff McIntyre, Inc / Unknown	217-010-018 R – SF – LD	13.3 acres 1 – 3 dus/ac	Sherbourne Hills P-1	4	Tent. Map expired - nothing pending							4	2		2				
A-12	Tomassini / Unkown	217-030-031 R – SF – LD	0.8 acres 1 – 3 dus/ac	Woodside Court P-1	2	No application pending					2	2								
A-13	Ricca / Unknown	217-030-032 R – SF – LD	2.7 acres 1 – 3 dus/ac	Mattos Court P-1	7	No application pending			7	7										
A-14	Keller / Unknown	217-030-009 R – SF – LD	1.15 acres 1 – 3 dus/ac	Mattos Court P-1	3	No application pending							3	3						
A-15	Brooks / Unknown	217-030-004 R – SF – LD	0.8 acres 1 – 3 dus/ac	Woodside Court P-1	2	No application pending					2	2								
A-10	Mission / Unknown	217-010-003 R - CE	6.8 acres 1 du/ac	Sherbourne Hills P-1	3 additional	No application pending											4	3		
A-8	King / Unknown	217-010-022 R - RR	45.4 acres 1 du/ac	Sherbourne Hills P-1	8 (w/ 2nd dus)	Pre-submittal For 8 estate lots					8	4		4		2		2		
A-7	Smith Land Co., Sherman & Bonnell	207-061-19,-21,-20 R – SF – LD	3.5 acres 1 – 3 dus/ac	Tassajara Lane P-1	9 addtl	No application pending									11	6		5		
A-5	Gross / Unknown	207-061-011 207-071-003 R - CE & R - SF - LD	28.3 acres 1 du/5 ac & 1 du/ac	Tassajara Lane P-1	6	Pre-submittal (Tied in with #A-4)						2					4	2		2
	Summary CT 3451.07			Subtotals			10	0	29	36	12	17	7	16	27	18	86	63	0	41

Site #	Name of project/ Developer	Site APN GP Designation	Property Size GP Density Range	Project location Zoning	Estimated Development	Project Status	2000-01 Map	BP	2001-02 Map	BP	2002-03 Map	BP	2003-04 Map	BP	2004-05 Map	BP	2005-06 Map	BP	2006-07 Map	BP
	Census Tract 3452.01																			
B-2	Flynn & Erfani / Unknown	200-152-04, -05 R – SF – LD	1.7 acres 1 – 3 dus/ac	La Gonda Way P-1	3 additional	No application pending											5	3		2
B-1	Thiessen / Unknown	200-140-011 Mixed Use	1.6 acres 18 – 22 dus/ac	West El Pintado P-1	27	Unexercised DP in place for office use							27	17		10				
B-5	Town of Danville / Bridge Housing	216-102-01, -04, -08, -09 Downtown Master Plan	2.9 acres 18 – 22 dus/ac	Laurel Drive P-1	75	Approved Final Development Plan				75										
B-4	Morris / Unknown	216-102-007 Downtown Master Plan	.045 acres 18 – 22 dus/ac	Hartz Way P-1	10	No application pending							10	10						
B-6	Wright / Reliz Valley Builders	216-101-007 Downtown Master Plan	0.40 acres 13 – 17 dus/ac	Laurel Drive P-1	7	Application pending 5 sfr & 2 2nd dus					5	7								
B-10	Kerr / Unknown	208-041-003 R – MF –L/MD	0.34 acres 13 – 17 dus/ac	114 El Dorado M-29	4 - 6 additional	No application currently submitted											6	6		
B-9	Boyle / Unknown	208-041-004 R – MF –L/MD	0.34 acres 13 – 17 dus/ac	124 El Dorado M-29	4 - 6 additional	No application currently submitted							6	6						
B-8	Fischer / Unknown	208-031-001 R – MF –L/MD	0.34 acres 13 – 17 dus/ac	144 El Dorado M-29	4 - 6 additional	No application currently submitted									6	6				
B-7	Pratt & Madrid / Unknown	208-031-002 R – MF –L/MD	0.34 acres 13 – 17 dus/ac	152 El Dorado M-29	4 additional	Pre-submittal 5 townhouse units					5	5								
B-3	Community Presb / Unknown	200-200-5, -6, & -7 R / MF / Low	0.84 acres 7 – 12 dus/ac	West El Pintado M-12	4 additional	No application pending													7	7
B-11	Various Owners / Unknown	Various Downtown Master Plan	13 – 17 dus/ac over commercial	Downtown Area P-1	Future GPA	No application pending						8		8		8		8		
	Summary CT 3452.01			Subtotals			0	0	0	75	10	20	43	41	6	24	11	17	7	9

Site #	Name of project/ Developer	Site APN GP Designation	Property Size GP Density Range	Project location Zoning	Estimated Development	Project Status	2000-01 Map	BP	2001-02 Map	BP	2002-03 Map	BP	2003-04 Map	BP	2004-05 Map	BP	2005-06 Map	BP	2006-0 Map	BP
	Census Tract 3452.02																			
C-4	Carter & Stoddard / Unknown	208-361-09,-10 R - RR	2.3 acres 1 du/5acs	Westridge Avenue A-2	2 additional	No application pending							2	1	2	1				
C-3	Podva / Unknown	208-160-07,-08 R - RR	11.2 acres 1 du/5acs	San Ramon Valley Blvd A-2	Future GPA	No application pending														
C-5	Elworthy / Unknown	208-230-20,-21,-30,-31 P & OS - AG	44.8 acres 1 du/20 ac	San Ramon Valley Blvd A-4	Future GPA	No application pending														
C-1	Ferreira & Ryan / Unknown	207-011-05 & -06 R – MF –L/MD	0.3 acres 13 – 17 dus/ac	Podva Road M-12	3 additional	No application pending													5	5
C-2	Schlosser & Schuler / Unknown	208-190-07 & -08 R – MF –L/MD	0.3 13 – 17 dus/ac	Podva Lane M-12	3 additional	No application pending													5	5
	Summary CT 3452.02			Subtotals			0	0	0	0	0	0	2	1	2	1	0	0	10	10

Site #	Name of project / Developer	Site APN GP Designation	Property Size GP Density Range	Project location Zoning	Estimated Development	Project Status	2000-01 Map	BP	2001-02 Map	BP	2002-03 Map	BP	2003-04 Map	BP	2004-05 Map	BP	2005-06 Map	BP	2006-07 Map	BP
	Census Tract 3462.01																			
D-2	Sweeney / Sweeney	197-100-016 R – MF – LD	0.6 acres 7 – 12 dus/ac	El Pintado/ Pinto R-40	9	PUD RZNG & SUB applications pending			9	9										
D-1	Affinity Land Construction Co., Inc	197-100-15,-25 R – CE	3.9 acres 1 du/ac	El Pinto R-40	3	Approved Parcel Map	3			3										
D-5	Weber / Unknown	196-310-001 R – SF – LD	15.0 acres 1 – 3 dus/ac	Matadera Way R-15	45	No application pending					25	15		10	20	10		10		
D-6	O'Brien / Unknown	196-330-034 R – SF – LD	4.6 acres 1 – 3 dus/ac	Hill road R-15	8	Tent. Map expired - nothing pending					8	4		4						
D-3	Ramos / Unknown	195-080-048 R – SF – LD	2.3 acres 1 – 3 dus/ac	Hope Lane P-1	3	Approved Parcel Map	3			2		1								
D-4	Lee / Unknown	195-080-021 R – SF – LD	3.5 acres 1 – 3 dus/ac	Hope Lane R-15	2 additional	No application pending							3	1		1				
	Summary CT 3462.01			Subtotals	59 - 86		6	0	9	14	33	20	3	15	20	11	0	10	0	0

Site #	Name of project / Developer	Site APN GP Designation	Property Size GP Density Range	Project location Zoning	Estimated Development	Project Status	2000-01 Map	BP	2001-02 Map	BP	2002-03 Map	BP	2003-04 Map	BP	2004-05 Map	BP	2005-06 Map	BP	2006-07 Map	BP
	Census Tract 3462.02																			
E-1	Parsons / Diablo Nursery / Unknown	196-270-029 R – SF – LD	2.7 acres 1 – 3 dus/ac	828 Diablo Rd R-15	8	No application pending									8	4		4		
E-2	Johnson & Chapman Unknown	202-010-19,-22 R – SF – LD	3.7 acres 1 – 3 dus/ac	853 Diablo Rd R-15	11	No application pending							11	6		5				
E-3	Teardrop Partners / Unknown	202-050-47(ptn) -49 R – SF – LD	5 ac ptn of 46.6 ac 1 – 3 dus/ac	Diablo Rd A-2	15	No application pending									15	9		6		
E-4	Teardrop Partners / Unknown	202-050-47, & -49 R - RR	61.2 acres 1 du/5acs	Diablo Road A-2	Up to 12 units	No application pending														
E-5	Teardrop Partners / Unknown	202-100-17;-19;-38;-40 R - RR	133.3 acres 1 du/5acs	Camino Tassajara A-2	Up to 27 units	No application pending														
E-6	Teardrop Partners / Unknown	202-050-41,-42;-53;-71;-73,75 P & OS - AG	297.2 acres 1 du/20 ac	Diablo Rd Also 215-040-002 A-4	Up to 14 units	No application pending														
E-8	Zaballos / Unknown	203-160-007 R – SF – LD	3.9 acres 1 – 3 dus/ac	Old Blackhawk P-1	3 additional	No application pending									4	2		1		
E-10	Benetti & Hawk / Unknown	203-172-005 R – SF – LD	2.2 acres 1 – 3 dus/ac	Old Blackhawk P-1	2	Approved Tentative Map (DPs Pending)			2	1		1								
E-9	Rudnick / Unknown	203-172-006 R – SF – LD	1.1 acres 1 – 3 dus/ac	Old Blackhawk P-1	1 additional	No application pending					2	1								
E-11	Gompertz / Unknown	203-183-001 R – SF – LD	3.6 acres 1 – 3 dus/ac	Old Blackhawk P-1	2 additional	No application pending							3	2						
E-7	Holbrook / Unknown	215-330-018 R - CE	4.4 acres 1 du/ac	Holbrook Dr P-1	4 additioinal	No application pending									5	3		2		
	Summary CT 3462.02			Subtotals			0	0	2	1	2	2	14	8	32	23	0	13	0	0

Site #	Name of project / Developer	Site APN GP Designation	Property Size GP Density Range	Project location Zoning	Estimated Development	Project Status	2000-01 Map	BP	2001-02 Map	BP	2002-03 Map	BP	2003-04 Map	BP	2004-05 Map	BP	2005-06 Map	BP	2006-07 Map	BP
	Census Tract 3551.03																			
F-1	Castle Properties / Trident Const LLC	203-200-064 R – MF – LD	5.4 acres 7 - 12 dus/ac	Maison Drive P-1	40	Under Construction	40	20		20										
F-2	Wright/Geldermann Inc / Unknown	206-010-048 P & OS – P & S-P	3.0 acres tbd	Center Way (100) P-1	18	Pre-submittal 18 "Z" lot sfr units					18	12		6						
F-3	Chopra / Unknown	206-020-059 R – SF-LD/P & OS - GOS	20.1 acres 1 du/ac & 1du/5ac	Camino Tassajara A-2	9	No application pending							9	6		3				
F-4	Blankenship / Unknown	206-470-011 R – SF – LD	2.5 acres 1 – 3 dus/ac	Camino Tassajara P-1	4 additional	Later phase of approved Tent. Map									5	4				
	Summary CT 3551.03			Subtotals			40	20	0	20	18	12	9	12	5	7	0	0	0	0

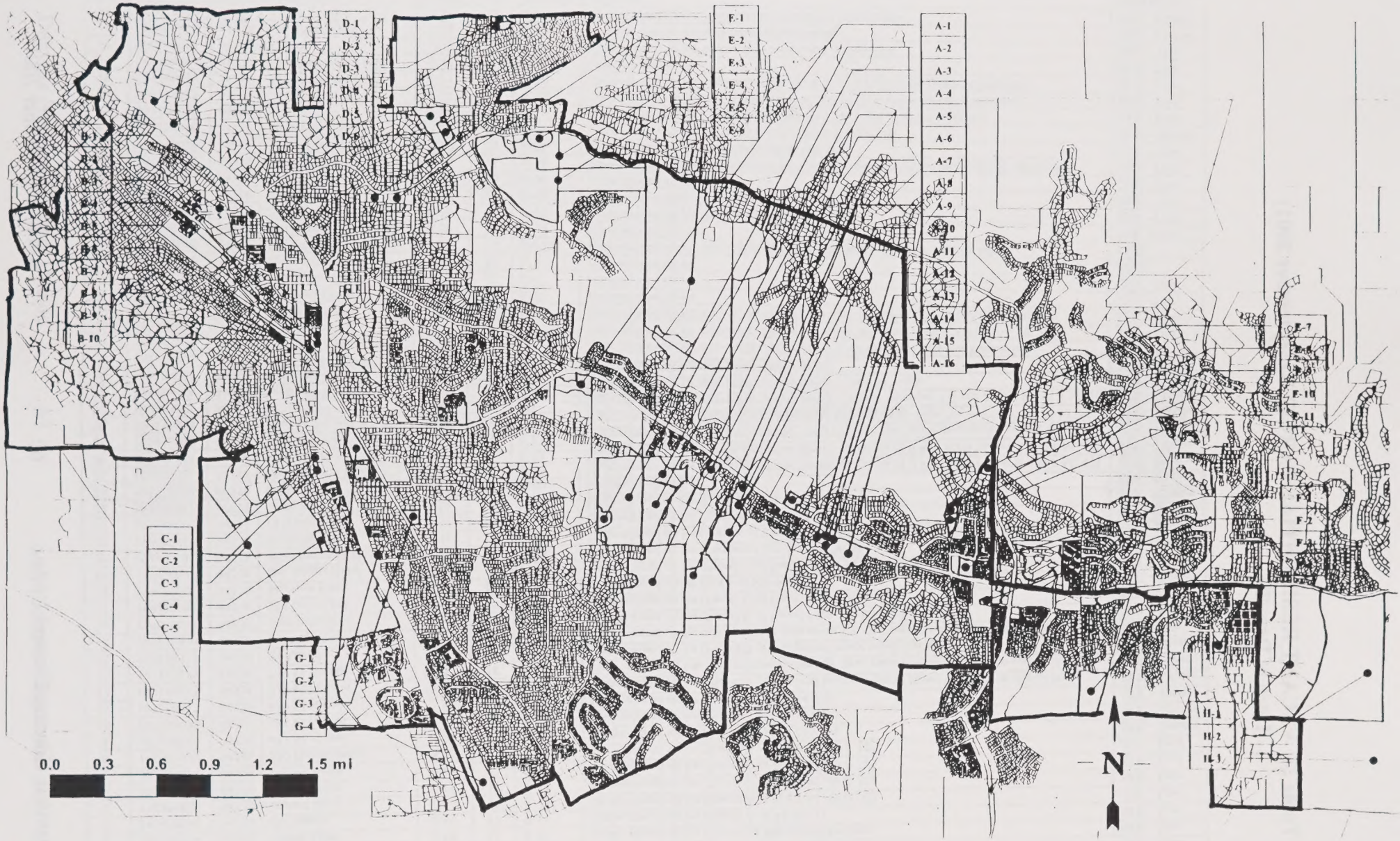
Site #	Name of project / Developer	Site APN GP Designation	Property Size GP Density Range	Project location Zoning	Estimated Development	Project Status	2000-01 Map	BP	2001-02 Map	BP	2002-03 Map	BP	2003-04 Map	BP	2004-05 Map	BP	2005-06 Map	BP	2006-07 Map	BP
	Census Tract 3451.07																			
G-1	Navelli's / Unknown	207-021-010 C – SC	7.8 acres Requires resdntl GPA	800 Camino Ramon P-1	Future GPA	Pre-submittals show residential														
G-2	Rhett / Unknown	207-110-002 R – SF – LD	4.14 acres 1 – 3 dus/ac	216 Hansen Lane P-1	12	No application pending									12	8		4		
G-3	Williams / Unknown	218-371-010 R – MF – LD	0.8 acres 7 – 12 dus/ac	943 Camino Ramon M-9	9	No application pending							9	9						
G-4	Borel / Unknown	218-090-031 C – C	16.7 aces Requires resdntl GPA	Camino Ramon A-4	Future GPA	No application pending														
	Summary CT 3451.07			Subtotals			0	0	0	0	0	0	9	9	12	8	0	4	0	0

Site #	Name of project / Developer	Site APN GP Designation	Property Size GP Density Range	Project location Zoning	Estimated Development	Project Status	2000-01 Map	BP	2001-02 Map	BP	2002-03 Map	BP	2003-04 Map	BP	2004-05 Map	BP	2005-06 Map	BP	2006-07 Map	BP
	East Side SOI Area																			
H-2	Shapell Industries Inc Shapell Industries Inc	206-030-006 Mixed County land use designations	164.8 acres Mix of 1-3 du/ac and 7-12 dus/ac	Camino Tassajara P-1	184 sfr & 53 mfr(1) (Reflects loss of 86 sfr units)	County-approved Tentative Map					138 sfr	35 sfr	39 mfr	70 sfr & 20 mfr		33 sfr & 19 mfr				
H-3	Alamo Creek / Shappell & Ponderosa	206-030-06,-23, -30 Pending County GPA	Portion in Danville SOI Not Calculated Pending County GPA	Camino Tassajara A-2 & A-4	tbd	Pending County GPA Review														
H-1	Intervening lands / Braddock & Logan	206-190-all & 206-220-all Pending County GPA	Portion in Danville SOI Not Calculated Pending County GPA	Camino Tassajara A-2 & A-4	tbd	Pending County GPA Review														
	East Side SOI summary			Subtotal			0	0	0	0	138 sfr	35 sfr	39 mfr	70 sfr & 20 mfr		33 sfr & 19 mfr	0	0	0	0

Footnote: (1) The County approval for the Wendt Ranch project provided for up to 323 units (270 sfr units and 53 mfr units). As the project proceeds through the construction drawing stage, a loss of 86+/- sfr lots seems imminent as the water resource regulatory process results in a large percentage of the valley floor portion of the project to be set aside for as mitigation for the project. While the County's draft Housing Element reflects a 75% City / 25% County split of the original 323 units, the Town assumes that the split should be applied to a reduced project unit count (237 total units with 184 assumed sfr units and 53 assumed mfr units), yielding 177 units to the Town's RHNI allocation (138 sfr units and 39 mfr units) and 60 units to the County 's RHND allocation (46 sfr units and 14 mfr units).

SUBCATEGORIES	CENSUS TRACT SUMMARY		Estimated Number Of New Residential Units	2000-01 Map	BP	2001-02 Map	BP	2002-03 Map	BP	2003-04 Map	BP	2004-05 Map	BP	2005-06 Map	BP	2006-07 Map	BP
A-1 thru A-16	Summary CT 3451.07	Subtotals		10	0	29	36	12	17	7	16	27	18	86	63	0	41
B-1 thru B-10	Summary CT 3452.01	Subtotals		0	0	0	75	10	20	43	41	6	24	11	17	7	9
C-1 thru C-4	Summary CT 3452.02	Subtotals		0	0	0	0	0	0	2	1	2	1	0	0	10	10
D-1 thru D-7	Summary CT 3462.01	Subtotals		6	0	9	14	33	20	3	15	20	11	0	10	0	0
E-1 thru E-11	Summary CT 3462.02	Subtotals		0	0	2	1	2	2	14	8	32	23	0	13	0	0
F-1 thru F-4	Summary CT 3551.03	Subtotals		40	20	0	20	18	12	9	12	5	7	0	0	0	0
G-1 thru G-4	Summary CT 3451.07	Subtotals		0	0	0	0	0	0	9	9	12	8	0	4	0	0
H-1 thru H-3	Summary Eastside SOI area	Subtotals		0	0	0	0	138 sfr	35 sfr	39 mfr	70 sfr & 20 mfr	0	33 sfr & 19 mfr	0	0	0	0
		TOTALS		56	20	40	146	213	106	126	192	104	144	105	107	17	62

Figure A SITES WITH RESIDENTIAL DEVELOPMENT POTENTIAL
- September 2001



1 Acre = 43,560 SF

Table 27 VACANT RESIDENTIAL PARCELS (September 2001) – Town of Danville

#	APN	ZIP	ADDRESS	AREA	USE	ZONING	STATUS	GEN PLAN
1	196330049	94526	David Lane	0.61	17	P-1	Undeveloped sfr lot of recent five-lot subdivision	SFR - Low
2	196330048	94526	200 David Lane	0.38	17	P-1	Undeveloped sfr lot of recent five-lot subdivision	SFR - Low
3	196290024	94526	Dustin Lane	0.95	17	R-40	Undeveloped sfr lot (last lot of five-lot subdivision)	SFR - Low
4	196430014	94526	El Pintado	0.39	17	R-15	Undeveloped sfr lot (Parcel A of 9 P.M. 1)	SFR - Low
5	196391025	94526	Hornet Drive	0.41	17	R-15	Undeveloped sfr lot (Parcel B of 101 P.M. 49 & 50)	SFR - Low
6	196391026	94526	Hornet Drive	0.38	17	R-15	Undeveloped sfr lot (Parcel C of 101 P.M. 49 & 50)	SFR - Low
7	196391027	94526	Hornet Drive	0.41	17	R-15	Undeveloped sfr lot (Parcel D of 101 P.M. 49 & 50)	SFR - Low
8	196391029	94526	850 Hornet Drive	0.42	17	R-15	Undeveloped sfr lot (Parcel B of 131 P.M. 12 & 13)	SFR - Low
9	197130019	94526	487 El Alamo	2.30	17	R-100	Undeveloped sfr lot (Parcel B of MS 185-79)	SFR – Estates
10	197130020	94526	481 El Alamo	2.51	17	R-100	Undeveloped sfr lot (Parcel C of MS 185-79)	SFR – Estates
11	197130017	94526	489 El Alamo	2.54	17	R-100	Undeveloped sfr lot (Parcel D of MS 94-79)	SFR – Estates
12	197162015	94526	739 El Pintado	Ptn. 5.11	18	R-65	Undeveloped sfr lots (recently subdivided by three-parcel minor subdivision one lot built)	SFR - Estates
13	197162015	94526	739 El Pintado	Ptn. 5.11	18	R-65	Undeveloped sfr lots (recently subdivided by three-parcel minor subdivision one lot built)	SFR - Estates
14	197120017	94526	El Alamo	2.35	17	R-100	Undeveloped sfr lot (Parcel B of two-parcel minor subdivision)	SFR – Estates
15	197110010	94526	1024 La Gonda Way	0.51	17	R-20	Undeveloped sfr lot (old residence torn down for road improvements for Alamo Springs)	SFR - Low
16	199070044	94526	Starview Drive	0.94	17	R-40	Undeveloped sfr lot (Parcel B of Parcel Map 120 P.M. 19)	SFR – Estates
17	199220038	94526	334 Love Lane	0.80	17	R-20	Undeveloped sfr lot (Parcel C of Parcel Map 1 P.M. 43)	SFR - Low
18	199430006	94526	Starview Place	0.92	17	R-40	Undeveloped sfr lot (Lot 6 of SD 4435)	SFR - Estates
19	199130027	94526	Del Amigo Road	0.89	17	R-40	Undeveloped sfr lot (Parcel C of Parcel Map 13 P.M. 10)	SFR - Estates
20	199450011	94526	490 Montcrest Place	1.44	17	R-65	Undeveloped sfr lot (Portion of Lot 5 of SD 5639)	SFR - Estates
21	199080019	94526	14 Hilfred Way	1.78	17	R-65	Undeveloped sfr lot (Portion of Lot 2 of SD 6680 – configuration modified through a LLA?)	SFR - Estates
22	199080009	94526	18 Hilfred Way	4.52	17	R-65	Undeveloped sfr lot (Portion of Lot 4 SD 6680)	SFR - Estates
23	199080012	94526	17 Hilfred Way	1.12	17	R-65	Undeveloped sfr lot (Portion of Lot 5 of SD 6680)	SFR - Estates
24	199120004	94526	Montair Drive	1.98	17	R-65	Undeveloped sfr lot	SFR - Estates
25	199440021	94526	Glen Alpine	1.70	17	R-65	Undeveloped sfr lot non-subdividable (scenic easement of 0.57+ acres Parcel B 130 P.M. 47)	SFR - Estates
26	199440020	94526	Glen Alpine	2.04	17	R-65	Undeveloped sfr lot non-subdividable (scenic easement of 0.95+ acres Parcel A 130 P.M. 47)	SFR - Estates
27	199440009	94526	15 Glen Alpine	2.80	17	R-65	Undeveloped sfr lot non-subdividable – odd configuration and topographic constraints	SFR - Estates
30	200230005	94526	10 Ohlson Lane	0.96	17	R-65	Undeveloped sfr lot (Parcel C of Parcel Map 159 P.M. 13)	SFR - Estates
31	200020052	94526	El Pintado	2.99	17	P-1	Undeveloped sfr lot, non-subdividable parcel – scenic easement 1/2 site Parcel B 161 P.M. 20	SFR - Estates
32	200080014	94526	La Gonda Way	0.40	17	R-20	Undeveloped sfr lot, non-subdividable parcel – only 81' wide	SFR - Low
33	200010024	94526	Toyon Terrace	1.53	17	R-65	Undeveloped sfr lot, non-subdividable parcel	SFR - Estates

SFR	APN	ZIP	ADDRESS	AREA	USE	ZONING	STATUS	GEN PLAN
34	200030028	94526	Toyon Terrace	2.14	18	R-65	Undeveloped sfr lot - potential two-lot minor subdivision	SFR - Estates
35	200020029	94526	200 Rassai Court	1.48	17	R-65	Undeveloped sfr lot, non-subdividable parcel	SFR - Estates
36	200040017	94526	El Rio	0.45	17	R-15	Undeveloped sfr lot, potential two-lot minor subdivision	SFR – Low
37	201160044	94526	15 Fairmayden Lane	0.40	17	R-20	Undeveloped sfr lot	SFR - Low
38	201160056	94526	40 Fairmayden Lane	0.44	17	R-20	Undeveloped sfr lot – non-subdividable as ¼th of lot is storm drainage easement	SFR - Low
39	201160056	94526	50 Fairmayden Lane	0.55	17	R-20	Undeveloped sfr lot, non-subdividable as ¼th of lot is storm drainage easement	SFR - Low
40	201100016	94526	Kircrest Lane	0.96	17	R-20	Undeveloped sfr lot – non subdividable as 2/5th of lot is scenic easement	SFR - Low
41	201120016	94526	16 Roberts Court	1.24	17	R-40	Undeveloped sfr lot, potential two-lot minor subdivision	SFR – Estates
42	201230016	94526	30 Harmony Court	0.50	17	R-20	Undeveloped sfr lot, non-subdividable parcel	SFR – Low
43	201230029	94526	Kircrest Road	0.68	17	R-20	Undeveloped sfr lot, potential two-lot minor subdivision (as a result of ROW vacation)	SFR - Low
44	201250005	94526	Kuss Road	0.40	17	R-40	Undeveloped sfr lot	SFR - Low
45	201250017	94526	Kuss Road	1.04	10	R-40	Undeveloped sfr lot, non-subdividable parcel	SFR - Low
46	201250016	94526	Kuss Road	0.98	17	R-40	Undeveloped sfr lot, non-subdividable parcel	SFR - Low
47	201240016	94526	Kuss Road	0.90	17	R-40	Undeveloped sfr lot	SFR- Low
48	202220010	94526	250 Santiago Court	5.30	17	R-100	Undeveloped sfr lot, non-subdividable at minimum lot size per general plan	GOS
49	202040010	94526	689 Gwen Court	3.65	17	P-1	Undeveloped sfr lot	GOS?
50	202171019	94526	694 Gwen Court	0.59	17	P-1	Undeveloped sfr lot	SFR - Low
51	202171020	94526	692Gwen Court	0.48	17	R-15	Undeveloped sfr lot	SFR - Low
52	202281021	94526	106 Edinburgh	0.76	17	R-15	Undeveloped sfr lot, non-subdividable 1/3 scenic easement (Parcel B of 149 P.M. 39)	SFR - Low
53	202281022	94526	102Edinburgh	0.53	17	R-15	Undeveloped sfr lot, non-subdividable 1/3 scenic easement (Parcel C of 149 P.M. 39)	SFR - Low
54	207081034	94526	1301 Dutch Mill Drive	6.22	17	P-1	Undeveloped sfr lot, non-subdividable site is at minimum lot size per general plan	GOS
55	208650005	94526	269 Montego Road	2.89	17	R-100	Undeveloped sfr lot (SD 5718)	Rural Residt'l
56	208650018	94526	272 Montego Road	4.90	17	A-2	Undeveloped sfr lot (SD 5718)	Rural Residt'l
57	208580010	94526	1600 Peters Ranch Road	5.66	17	P-1	Undeveloped sfr lot (SD 5718)	Rural Residt'l
58	208570001	94526	1651 Peters Ranch Road	6.10	17	P-1	Undeveloped sfr lot (this appears to be APN 208-580-010 – enlarged to 6.52 acres by LLA)	Rural Residt'l
59	208580003	94526	1700 Peters Ranch Road	5.47	17	P-1	Undeveloped sfr lot (SD 5718)	Rural Resid
60	208570012	94526	1751 Peters Ranch Road	5.45	17	P-1	Undeveloped sfr lot (SD 5718)	Rural Resid
61	208580002	94526	1750 Peters Ranch Road	5.31	17	P-1	Undeveloped sfr lot (SD 5718)	Rural Resid
62	208580001	94526	1800 Peters Ranch Road	6.02	17	P-1	Undeveloped sfr lot (SD 5718)	Rural Resid
63	208570009	94526	1851Peters Ranch Road	5.84	17	P-1	Undeveloped sfr lot (SD 5718)	Rural Resid
64	208570007	94526	1850 Peters Ranch Road	6.17	17	P-1	Undeveloped sfr lot (SD 5718)	Rural Resid

SFR	APN	ZIP	ADDRESS	AREA	USE	ZONING	STATUS	GEN PLAN
96	206133036	94506	281 Jasmine Way	0.14	17	P-1	Undeveloped sfr lot (Lot 115 of SD 8006)	SFR – Med
97	206133037	94506	279 Jasmine Way	0.14	17	P-1	Undeveloped sfr lot (Lot 116 of SD 8006)	SFR – Med
98	206133038	94506	277 Jasmine Way	0.13	17	P-1	Undeveloped sfr lot (Lot 117 of SD 8006)	SFR – Med
100	197440001	94526	14 Alamo Springs Place	0.48	17	P-1	Undeveloped sfr lot (Lot 1 of SD 7452)	SFR – Med
101	197440002	94526	16 Alamo Springs Court	0.43	17	P-1	Undeveloped sfr lot (Lot 2 of SD 7452)	SFR – Med
102	197440003	94526	18 Alamo Springs Court	0.50	17	P-1	Undeveloped sfr lot (Lot 3 of SD 7452)	SFR – Med
103	197440004	94526	20 Alamo Springs Court	1.04	17	P-1	Undeveloped sfr lot (Lot 4 of SD 7452)	SFR – Med
104	197460001	94526	19 Alamo Springs Place	1.40	17	P-1	Undeveloped sfr lot (Lot 5 of SD 7452)	SFR – Med
105	197460002	94526	17 Alamo Springs Place	0.42	17	P-1	Undeveloped sfr lot (Lot 6 of SD 7452)	SFR – Med
106	197460003	94526	35 Alamo Springs Place	0.63	17	P-1	Undeveloped sfr lot (Lot 7 of SD 7452)	SFR – Med
107	197460004	94526	37 Alamo Springs Place	1.49	17	P-1	Undeveloped sfr lot (Lot 8 of SD 7452)	SFR – Med
108	197460005	94526	38 Alamo Springs Place	0.77	17	P-1	Undeveloped sfr lot (Lot 9 of SD 7452)	SFR – Med
109	197460006	94526	36 Alamo Springs Place	0.62	17	P-1	Undeveloped sfr lot (Lot 10 of SD 7452)	SFR – Med
110	197460007	94526	34 Alamo Springs Place	0.54	17	P-1	Undeveloped sfr lot (Lot 11 of SD 7452)	SFR – Med
111	200220003	94526	595 El Pintado Road	0.92	11	R-40	Circa 1961 residence demolished to make way for replacement sfr	SFR – Estates
112	199242002	94526	211 Del Amigo Road	0.45	11	P-1	Circe 1944 residence demolished to make way for replacement sfr	SFR – Low
113	200040019	94526	471 El Rio	0.48	17	R-15	New sfr under construction	SFR – Low
114	200020052	94526	915 El Pintado Road	1.49	17	P-1	New sfr under construction	SFR – Estates
115	197120017	94526	425 El Alamo	2.35	17	R-100	New sfr under construction (Parcel B of MS 144-79)	SFR – Estates
116	208184008	94526	841 Podva Road	1.51	11	R-15	New sfr under construction	SFR – Low
117	215330014	94526	70 Trish Court	0.42	19	P-1	1998 residence was destroyed by fire – this is a replacement sfr	SFR – Low
118	208032006	94526	254 W Prospect Ave	0.52	11	R-20	Second unit under construction	SFR – Low
119	216151011	94526	54 Buena Vista Drive	0.76	11	R-20	Second unit under construction	SFR – Low
120	208184008	94526	841 Podva Road	1.51	11	R-15	Second unit under construction	SFR – Low
121	201172005	94526	709 Glen Road	0.33	11	R-10	Second unit under construction	SFR – Med
122	195102042	94526	1656 Green Valley Road	0.40	11	R-10	Second unit under construction	SFR – Med
123	196472017	94526	854 Diablo Road	1.17	11	R-15	Second unit under construction	SFR – Low
124	202033001	94526	102 Vista Drive	0.35	11	R-10	Second unit under construction	SFR – Med
125	201181009	94526	668 Glen Road	0.31	11	R-10	Second unit under construction	SFR – Med

SFR	APN	ZIP	ADDRESS	AREA	USE	ZONING	STATUS	GEN PLAN
65	208570006	94526	1900 Peters Ranch Road	5.33	17	P-1	Undeveloped sfr lot (SD 5718)	Rural Resid
66	215290011	94506	Blackhawk Road	0.59	17	P-1	Undeveloped sfr lot (Magee Ranch SD 7058)	SFR - Low
67	215290010	94506	Brooktree Drive	0.61	17	P-1	Undeveloped sfr lot (Magee Ranch SD 7058)	SFR - Low
68	215290012	94506	Brooktree Drive	1.00	17	P-1	Undeveloped sfr lot (Magee Ranch SD 7058)	SFR - Low
69	215360006	94506	Brightwood E Lane	0.78	17	P-1	Undeveloped sfr lot (Magee Ranch SD 7058)	SFR - Low
70	215370037	94506	Brightwood Lane	0.51	17	P-1	Undeveloped sfr lot (Magee Ranch SD 7058)	SFR - Low
71	215370036	94506	Brightwood Lane	0.63	17	P-1	Undeveloped sfr lot (Magee Ranch SD 7058)	SFR - Low
72	215370038	94506	Brightwood Lane	0.98	17	P-1	Undeveloped sfr lot (Magee Ranch SD 7058)	SFR - Low
73	215360007	94506	Brightwood Circle	0.65	17	P-1	Undeveloped sfr lot (Magee Ranch SD 7058)	SFR - Low
74	215370043	94506	Brightwood Circle	0.46	17	P-1	Undeveloped sfr lot (Magee Ranch SD 7058)	SFR - Low
75	215350004	94506	18 Maplewood Drive	0.41	17	P-1	Undeveloped sfr lot (Magee Ranch SD 7058)	SFR - Low
76	216172009	94506	Willow Drive	0.66	17	R-20	Undeveloped sfr lot	SFR - Low
77	217440029	94506	9 Sherburne Hills Road	0.22	17	P-1	Undeveloped sfr lot (Created by SD 7646 LaSata one of two lots handling existing residence)	SFR - Low
78	217440020	94506	28 Sherburne Hills Road	1.38	17	P-1	Undeveloped sfr lot (Created by SD 7646 LaSata)	SFR - Low
79	217440021	94506	23Sherburne Hills Road	1.15	17	P-1	Undeveloped sfr lot (Created by SD 7646 LaSata)	SFR - Low
80	217030029	94506	125 Mattos Court	0.26	17	P-1	Undeveloped sfr lot (Created by SD 7443 reconfigured by a LLA to be APN 217-030-035)	SFR - Low
81	217030028	94506	135 Mattos Court	0.24	17	P-1	Undeveloped sfr lot (Created by SD 7443 reconfigured by a LLA to be APN 217-030-034)	SFR - Low
82	197161074	94526	Piedmont Lane	1.93	17	P-1	Undeveloped sfr lot (Lot 2 of SD 8099)	SFR – Estates
83	197161075	94526	Piedmont Lane	1.91	17	P-1	Undeveloped sfr lot (Lot 3 of SD 8099)	SFR – Estates
84	197161076	94526	Piedmont Lane	1.80	17	P-1	Undeveloped sfr lot (Lot 4 of SD 8099)	SFR – Estates
85	197161077	94526	Piedmont Lane	1.62	17	P-1	Undeveloped sfr lot (Lot 5 of SD 8099)	SFR – Estates
86	197161078	94526	Piedmont Lane	1.96	17	P-1	Undeveloped sfr lot (Lot 6 of SD 8099)	SFR – Estates
87	206480116	94506	Gerbera Street	0.15	17	P-1	Undeveloped sfr lot (Parcel A of MS 854-99)	SFR – Med
88	206480117	94506	Gerbera Street	0.15	17	P-1	Undeveloped sfr lot (Parcel B of MS 854-99)	SFR – Med
89	206440010	94506	15 Melsenna Ct	0.34	17	P-1	Undeveloped sfr lot (Lot 1 of SD 8308)	SFR – Estates
90	206440011	94506	25 Melsenna Ct	0.34	17	P-1	Undeveloped sfr lot (Lot 2 of SD 8308)	SFR – Estates
91	206440012	94506	35 Melsenna Ct	3.10	17	P-1	Undeveloped sfr lot (Lot 3 of SD 8308)	SFR – Estates
92	206440013	94506	45 Melsenna Ct	0.34	17	P-1	Undeveloped sfr lot (Lot 4 of SD 8308)	SFR – Estates
93	206133032	94506	1110 Lawrence Road	0.30	17	P-1	Undeveloped sfr lot (Lot 111 of SD 8006)	SFR – Med
94	206133033	94506	1130 Lawrence Road	0.32	17	P-1	Undeveloped sfr lot (Lot 112 of SD 8006)	SFR – Med
95	206133034	94506	1150 Lawrence Road	0.35	17	P-1	Undeveloped sfr lot (Lot 113 of SD 8006)	SFR – Med

Table 28 MULTIPLE FAMILY RESIDENTIAL LAND AVAILABLE FOR DEVELOPMENT (January 2001)

#	Table 25	Site	APN	Acres	General Plan Designation	Zoning	Allowable Density	Range of Units	Status 8/1/01	Comments
1	D-2	Sweeney / Sweeney	197-100-016	0.57	R / MF / Low	R-40	7 – 15.6 dus/ac	4 to 9 units	Underdeveloped	PUD with density bonus pending for 9 mfr dus
2	B-1	Thiessen – West El Pintado	200-140-011	1.6	Mixed Use	P-1	13 - 22 dus/ac	21 to 35 units	Underdeveloped	Development Plan approval in place for offices
3	n/a	Ryland Homes – La Gonda Way	200-151-3;-4;-7;-8	3.2	Mixed Use	P-1	13 - 22 dus/ac	42 to 70 units	Fully Developed	Exercised PUD/SD action for 39 units
4	n/a	Taylor Woodrow–Old Town Lane	200-170-43 to -62	2.3	R / MF / Low	P-1	7 – 12 dus/ac	16 to 27 units	Fully Developed	Exercised PUD/SD action for 16 units
5	B-3	CPC – West El Pintado	200-200-5;-6; & -7	0.6 (1)	R / MF / Low	M-12	7 – 12 dus/ac	4 to 7 units	Underdeveloped	Three lots, two occupied by old sfr unit
6	F-1	Trident Const LLC – Maison Dr	203-200-064	5.4	R / MF / Low	P-1	7 – 12 dus/ac	38 to 65 units	Underdeveloped	40-unit residential project under construction
7	H-2	Shapell - Camino Tassajara	206-030-006	4.4 (2)	R / MF / Low	P-1	7.3 – 11.9 dus/ac	32 to 53	Vacant	Portion of County action for 164 ac. Wendt site
8	n/a	Intrepid Partners – Podva Road	207-011-04 & -11	2.3	R / MF / Low -Medium	P-1	13 – 21 dus/ac	30 to 48 units	Fully Developed	Exercised PUD action for a 38-unit apartments
9	C-1	Ferreira/Ryan – Podva Road	207-011-05 & -06	0.49	R / MF / Low -Medium	M-12	13 – 17 dus/ac	6 to 8 units	Underdeveloped	Two lots, each with 50-year old+/- sfr unit
10	B-8	Fischer – El Dorado	208-031-001	0.34	R / MF / High -Medium	M-29	18 – 22 dus/ac	6 to 8 units	Underdeveloped	One lot with 50-year old+/- sfr unit
11	B-7	Pratt / Madrid – El Dorado	208-031-002	0.34	R / MF / High -Medium	M-29	18 – 22 dus/ac	6 to 8 units	Underdeveloped	One lot with 50-year old+/- sfr unit
12	B-10	Kerr – El Dorado	208-041-003	0.34	R / MF / High -Medium	M-29	18 – 22 dus/ac	6 to 8 units	Underdeveloped	One lot with 50-year old+/- sfr unit
13	B-9	Boyle – El Dorado	208-041-004	0.34	R / MF / High -Medium	M-29	18 – 22 dus/ac	6 to 8 units	Underdeveloped	One lot with 50-year old+/- sfr unit
14	B-6	Reliez Valley Bldrs – Laurel Dr	216-101-007	0.40	Downtown Master Plan	P-1	13 – 17 dus/ac	6 to 8 units	Underdeveloped	Pending DP 5 sfr with 2 BMR 2nd dus
15	C-2	Schlosser/Schuler – Podva Lane	208-190-07 & -08	0.47	R / MF / Low -Medium	M-12	13 – 17 dus/ac	6 to 8 units	Underdeveloped	Two lots, each with 35-year old+/- sfr unit
16	n/a	Various owners - Laurel Court	216-101-16 thru -20	0.41	Downtown Master Plan	DBD	13 – 22 dus/ac	9 to 11 units	Fully Developed	Occupied project - 5 sfr with 2 BMR 2nd dus
17	B-5	Bridge Housing – Laurel Dr	216-102-1;-4;-8;-9	2.9	Downtown Master Plan	DBD	13 – 28.6 dus/ac	52 to 83 units	Underdeveloped	DP in place for 75 du affordable senior project
18	B-4	Morris – Hartz Way	216-102-007	0.55	Downtown Master Plan	DBD	13 – 22 dus/ac	7 to 12 units	Underdeveloped	One lot with 50-year old+/- sfr unit (adds ROW)
19	A-16	Woodranch Headquarters	217-040-021	12.0 (3)	Mixed Use	P-1	13 - 22 dus/ac	78 to 132 units	Underdeveloped	Assumes ½ of developable 12 acres goes mfr
20	G-3	Williams - Camino Ramon	218-371-010	0.76	R / MF / Low	M-9	7 – 12 dus/ac	5 to 9 units	Underdeveloped	One lot with 50-year old+/- sfr unit (adds ROW)
21	n/a	Creekside – Camino Ramon	218-850-1 thru -15	1.1	R / MF / Low	P-1	7 – 12 dus/ac	8 to 13 units	Fully Developed	Exercised PUD/SD action for 14 units
22	B-11	Various Owners	Various	tbd	Downtown Master Plan	DBD	13 – 22 dus/ac	tbd	Underdeveloped	General Plan review of N Hartz Ave area req'd
			Totals	40.8				388 - 630 units		

Footnotes:

(1) Approximately one third of the 1.0 acre site would be required for flood control easements / structural setbacks.

(2) Approximately 4.0 acres of the 8.4 acre site is encumbered with flood control easements / structural setbacks and/or is to serve as a wetland habitat mitigation area.

(3) Approximately 5.1 acres of the 17.1 acre site is encumbered with flood control easements / structural setbacks.

As such, the identified sites are adequate to meet the 1,110 unit RHND allocation assigned to Danville for the 2001 – 2006 Housing Element Cycle.

2. Progress Towards RHND

To satisfy a jurisdiction's RHND allocation, the jurisdiction must identify adequate sites that could accommodate housing that is affordable to very low, low, moderate and above moderate income households.

a. Construction Activity

Housing built or issued certificates of occupancy from January 1, 1999 onward through the end of 2006 may be credited towards meeting the adequate sites requirement for the RHND. For the period of January 1, 1999 through August 15, 2001, certificates of occupancy were issued for 433 new housing units in Danville. These 433 units had the following household income distribution: 2 very low income units; 24 low income units; 61 moderate income units; and 346 above moderate income units. Subtracting these 433 units from Danville's RHND allocation of 1,110 units (see Line B of **Table 29 and Table 30)** yields a remaining construction need for 677 units (breaking down by income category to be 138 very low income units; 64 low income units; 155 moderate income units; and 320 above moderate income units).

In addition to the residential units completed over the last 32+/- months, there were approximately 107 additional residential lots where construction of new housing units was occurring or where the lots were located within an active residential development and commencement of construction could occur upon issuance of a building permit. It is anticipated that development of all of these lots will occur prior to 2007. Fifty-three of these 107 lots are listed on Table 26 (i.e., listings #A-1 and #F-1). The remaining 54 of these lots are listed on Table 27 (i.e., listings #66 - #74 and #82 - #125). In eleven instances, the activity on the lots consists of the development of a second dwelling unit (the remaining activity is all single family detached development). Residential development on these 107 lots is anticipated to have the following household income distribution upon occupancy: zero very low income units; 13 low income units; 5 moderate income units; and 89 above moderate income units. Subtracting these 107 units from Danville's adjusted RHND allocation (see Line C of Table 29) yields a remaining construction need for 570 units (breaking down by income category to be 138 very low income units; 51 low income units; 150 moderate income units; and 231 above moderate income units).

The Bridge Housing / Town of Danville 75 unit affordable senior apartment project is the major affordable housing project that will be constructed in Danville during the 2001 – 2006 Housing Element Cycle (Site #B-5 on Table 26). This project has all requisite Town planning entitlements and the project is currently being prepared for submittal to the Town Building Division for plan check. These 75 units will all be very low income units (some will be extremely low income units). Subtracting these 75 units from

Table 29

ADJUSTED RHND PROJECTIONS BY INCOME CATEGORY
- Town of Danville

Line	Unit Grouping	Very Low	Low	Moderate	Above Moderate	Total
A	*Original RHND (1) Allocation for 2001 - 2006*	140	88	216	666	1,110
B	*Certificates of Occupancy 1/1/99 Through 8/15/01*	2	24	61	346	433
	Subtotal	138	64	155	320	677
C	*Vacant lots / units under construction (to be completed by end of 2006)*	-	13	5	89	107
	Subtotal	138	51	150	231	570
D	*Bridge Housing / Town of Danville Senior Apt. Project*	75	-	-	-	75
	Subtotal	63	51	150	231	495
E	*Sites with residential development potential (Table 25)*	-	11	20	400	431
	Subtotal	63	40	130	(169)	64
F	*Wendt / Shapell Industries site (lies within Danville's SOI)*	-	-	-	108	108
	Subtotal	63	40	130	(277)	(44)
G	*Adjusted RHND Allocation for 2001 - 2006*	63	40	130	(277)	(44)

Footnote: (1) RHND is Danville's Regional Housing Needs Determination as set by the Association of Bay Area Governments, expressed here by income category.

Source: Town of Danville Development Services Department.

Table 30

CERTIFICATES OF OCCUPANCY ISSUED BETWEEN 1-1-99 and 8-15-01 FOR AFFORDABLE HOUSING UNITS

- Town of Danville

Project / Developer	Type	Sales Price/ Rental Rate	Deed Restrictions Parameters
Ryland Cottages / Ryland Homes SD 8204	Townhouses - For-sale Moderate Income	8 units @ $254,898 to $273,972	20 year term; targeting four-person households ≤ 110% median household income; Lots (sales dates) as follows: Lot 19(4/00); Lot 20 (4/00); Lot 27(7/00); Lot 28(5/00); Lot Lot 29(5/00); Lot 31(4/00); Lot 32(3/00); and Lot 33(3/00).
Old Town / Taylor Woodrow Homes	Duet - For-sale Moderate Income	1 unit @ $281,500	20 year term; four-person household ≤ 110% median household income; sales data as follows: Lot 15 - 1,045 sf sold in 2/01 (Note: the other unit in the duet pairing was 1,177 sf in size and sold as market-rate unit for $389,500).
Creekside Commons/ Creekside Commons LLC SD 8043	SFR - For-sale Moderate Income	1 unit @ $297,840	20 year term; four-person household ≤ 120% median household income; sales data as follows: Lot 6 sold in 3/00.
Greentree Manor / Intrepid Partners, LLC	Apartments - For-rent Moderate Income	38 units with rents ≤ amount affordable to median income	20 year term; project deemed "affordable by design" if 100% of units are rented at rate affordable to households earning ≤ median household income; initial rent schedule satisfied the affordability requirement. Absent compliance – six units are to be designated as moderate income units for households at ≤110% median household income.
Laurel Court / Laurel Drive Associates SD 8005	Attached 2nd – For-rent Very Low Income	2 of 5 sfr units have 2nd dus	20 year term – one- or two-person households ≤ 50% median income (when rented): Lots (sales dates) as follows: Lot 1 (8/00) and Lot 5 (3/00). Units are in Redevelopment Area and subject to CRL inclusionary requirements.
San Michelle / Braddock & Logan SD 8165	Attached 2nd – For-rent Low Income	9 of 48 sfr units have 2nd dus	20 year term targeting 1- or 2-person households ≤ 72% median income (when rented): Lots (sales dates) as follows: Lot 8 (11/00); Lot 10 (3/01); Lot 17 (8/01); Lot 23 (10/00); Lot 25 (9/00); Lot 27 (9/00); Lot 33 (6/00); Lot 35 (5/00); and Lot 36 (5/00). (Note: Lot 3 sold 9/98 and is not included in totals.)
Valerosa / Braddock & Logan SD 8078	Attached 2nd – For-rent Low Income	4 of 20 sfr units have 2nd dus	20 year term targeting 1- or 2-person households ≤ 72% median income (when rented): Lots (sales dates) as follows: Lot 4 (6/99); Lot 11 (8/99); Lot 14 (8/99); and Lot 16 (9/99).

Crossings / Davidon Homes SD 8141	Detached 2nd - For-rent Low Income	3 of 16 sfr units have 2nd dus	20 year term targeting 1- or 2-person households ≤ 72% median income (when rented); Lots (sales dates) as follows: Lot 3 (12/00); Lot 6 (10/00); and Lot 13 (10/00).
Victoria Place / Davidon Homes SD 8141	Detached 2nd - For-rent Low Income	4 of 23 sfr units have 2nd dus	20 year term – one- or two-person households ≤ 72% median income (when rented); Lots (sales dates) as follows: Lot 1 (7/00); Lot 5 (4/00); Lot 6 (5/00); Lot 7 (7/00); and Lot 15 (9/00).
Lawrence Estates & Culet Estates / Pulte Homes SD 7964 SD 8047 & SD 8128	Duets - For-sale Moderate	7 units @ $264,486 to $281,844	20 year term; four-person households ≤ 110% median household income; Lots (sales dates) as follows: SD 7964 - Lot 9 (5/99), Lot 10 (5/99), Lot 25(5/99), and Lot 26(5/99); SD 8047 - Lot 3 (9/99) and Lot 4(8/99); and SD 8128 - Lot 4(12/99).
Autumn Creek / Standard Pacific SD 8018	SFR - For-sale Moderate Income	2 units @ $268,423 to $271,439	20 year term; targeting four-person households ≤ 110% median household income; Lots (sales dates) as follows: Lot 12 (3/99) and Lot 13 (2/99).
Various Sites	Detached & Attached 2nd units	8 2nd units from 500+/- sf to 1,000+/- sf	Deed restrictions in place stipulate that either the second unit or the primary residence are to be occupied by property owner. Assumption is that ½ these units are available as Low Income units and ½ as Moderate Income units. Addresses of 2nd units issued certificate of occupancy in time frame stated include: 254 West Prospect Ave.; 54 Buena Vista Dr.; 841 Podva Rd.; 709 Glen Rd.; 1656 Green Valley Rd.; 854 Diablo Rd.; 102 Vista Dr.; and 668 Glen Rd.

Summary of housing activity January 1, 1999 through August 15, 2001:

Very Low Income Units:	2 units
Low Income Units:	24 units
Moderate Income Units:	61 units
Total affordable units -	87 units

Source: Town of Danville Development Services Department.

Danville's adjusted RHND allocation (see Line D of Table 29) yields a remaining construction need for 495 units (breaking down to 63 very low income units; 51 low income units; 150 moderate income units; and 231 above moderate income units).

Table 26 identifies a total of sixty sites assumed to have development potential during the 2001 – 2006 Housing Element Cycle. A detailed review of these sites reveals the following about the development potential of the sites listed on Table 26:

- Two of the sites have their development potential already accounted for on Table 26 (i.e., Sites #A-1 and #F-1 – whose development will lead to the creation of 53 housing units);
- Nine of the sites can not develop until a general plan amendment is secured (note that there is no unit count yield assumed on Table 26 for these sites);
- One listing is for an unidentified Downtown site where a mixed use project might result in some amount of residential development (again note that no unit count yield was assumed on Table 26 for this site);
- Two sites are located within the Town's sphere of influence but are outside the Town limits and were not assumed to have residential development potential at the time ABAG prepared the 2001 - 2006 RHND allocation (again note that no unit count yield was assumed on Table 26 for these sites).

After accounting for the above, there remain 46 sites on Table 26 that have appropriate general plan and land use designations in place that could reasonably develop within the 2001 – 2006 Housing Element Cycle. These sites can be separated into the following subcategories:

- Two sites (86.1 acres) with the 1 unit / 5 acre development density range;
- Five sites (44.4 acres) with the 1 unit / acre development density range;
- Twenty-three sites (81.5 acres) with the 1 - 3 units / acre development density range;
- One site (3.0 acres) with the 4 - 7 units / acre development density range;
- Four sites (7.57 acres) with the 7 - 12 units / acre development density range;
- Seven sites (2.36 acres) with the 13 - 17 units / acre development density range;
- One site (12.0 acre portion of a 17.1 acre Mixed Use site) that would accommodate residential development in the 13 - 22 units / acre density range (assumption is that only one half of the 12.0 portion would develop with residential uses); and
- Three sites (4.95 acres) with the 18 - 22 units / acre development density range).

The residential development potential for these 46 sites (with a combined area of 241.88 acres), has been calculated to be 647 units. It is anticipated that development of these sites will have the following household income distribution upon occupancy: zero very low income units; 18 low income units; 29 moderate income units; and 600 above moderate income units. It is conservatively assumed that only two-thirds of these

potential units will be developed by the end of the 2001 – 2006 Housing Element Cycle. Assigning the income distribution proportionality for the 431 units that are actually anticipated to be developed by the end of 2006, the adjusted household income distribution would be as follows: zero very low income units; 11 low income units; 20 moderate income units; and 400 above moderate income units. Subtracting these 431 units from Danville's adjusted RHND allocation (see Line E of Table 29) yields a remaining construction need for 64 net units (breaking down to a remaining need of 63 very low income units; a remaining need of 40 low income units; a remaining need of 130 moderate income units; and a surplus of 169 above moderate income).

One site, being the 164.8 acre Wendt Shapell Industries property that is located within the Town's sphere of influence but outside the Town limits, was assumed to have residential development potential by ABAG during their preparation of the RHND allocation. (The site has approvals for 45+/- acres of single family residential development and 4.4+/-- acres of multiple family residential development.) As a result of having a tentative map approval in place when ABAG went through the 2001 – 2006 RHND allocation process, ABAG has assigned 75% of the RHND allocation for the property to the Town (with the remaining 25% assigned to Contra Costa County). The Town has advised the County that it would be appropriate to subtract out from the site's development entitlement those lots that have been displaced as a result of direction from various environmental regulatory agencies. The Town assumes a project yield for this site of 138 single family residential units and 39 multiple family residential units, with all units assumed to be above moderate income units. A conservative assumption would be that, while all of the multiple family residential units will likely be built by the end of 2006, that only one half of the single family residential units would be developed (i.e., 108 total units). Subtracting these 108 units from Danville's adjusted RHND allocation means the total net anticipated residential development will exceed the 1,110 RHND allocation assigned to Danville by 44 units (see Line F of Table 29) (breaking down to a remaining need of 63 very low income units; a remaining need of 40 low income units; a remaining need of 130 moderate income units; and a surplus of 277 above moderate income).

With completion of the anticipated residential development, Danville's progress towards fulfilling the RHND would be as follows: provision of 77 very low income household units (target was 140 units); provision of 77 low income household units (target was 88 units); provision of 86 moderate income units (target was 216 units); and provision of 949 above moderate income household units (target was 666 units) (see Table 29).

b. Adequacy of Sites to Fulfill RHND

Table 28 identifies the twenty-one separate sites, totaling 40.8 acres in size, with multiple family residential land use and zoning designations available for residential development as of January 1, 1999 (the "start" date for the 2001 – 2006 Housing Element Cycle). Most of the sites listed have land use designations allowing multiple family residential low density (7-12 dus/ac), low-medium density (13-17 dus/ac), or high-medium density development (18-22 dus/ac). The low end of the respective densities ranges reflect minimum density requirements. The remaining sites listed have Mixed Use or Downtown

Master Plan land use designations that typically allow multiple family residential developments in the 13 – 22 dwelling units per acre density range. The sites on Table 28 represent the sites that are zoned for multiple family use by right at densities and standards sufficient to make the development of affordable housing feasible. Taken collectively, the development potential of these sites, would be in the range of 388 to 630 units. These sites adequately accommodate the very low and low income household portions of Danville's RHND for the 2001 – 2006 Housing Element Cycle (i.e., 140 very low income household units and 88 low income household units). Some of these twenty-one sites were actively under development with residential uses, exercising approvals granted prior to January 1, 1999 (i.e., listings #2, #4, #8 and #21 on Table 27).

It is appropriate to underscore that Danville's projected progress towards fulfilling the RHND for this planning period (as reflected on Table 29 and supportive narrative) reflects Danville's perception of current market conditions for residential development.

Over the past decade Danville has encouraged numerous residential developers to investigate the feasibility of developing multiple family residential product where the stated desire of the builder was to pursue development of detached single family residential product. A prime example of how market conditions sway residential builders away from developing multiple family residential product is the case of the development of the Shadowhawk project in the Tassajara Ranch PUD located in eastern Danville.

The 13.3+/- acre site was originally approved for a 258-unit apartment project to be built by Lincoln Properties, a residential builder with nationwide experience in the development and operation of large apartment projects. Lincoln took the project approval granted by the Town forward to the point of being ready to pull building permits. They ultimately had to walk away from the approval because they were unable to secure permanent financing for the project.

Placing the property on the open market, Lincoln reported that they entertained inquiries from approximately twenty-five residential builders. All but one wanted to develop the site with detached single family product – which would have necessitated a change in the property's land use designation from a multiple family medium designation (13-21 dus/acre) to a single family residential low or medium designation (1-3 or 3-5 dus/acre). One of these residential builders, who was actually actively involved in construction of a nearby project that included both detached single family product (3-5 dus/acre) and multiple family product (7-12 dus/acre) less than ½ mile from the Lincoln Properties site, formally requested the Danville Town Council authorize a general plan amendment study for the site to study the merits of changing the land use designation to single family medium density.

The Town Council turned away the request and Lincoln optioned the property to a residential builder who pursued a for-sale condominium project all the way up to the Planning Commission public hearing step until they decided to not pursue development of the project. The decision to not move forward was taken despite the fact that the Town's recommendation to the Planning Commission on the project actually directed

modifications that would have lead to an increase in the project unit count by 10%+/- from what was requested by the builder. A substantial assessment district charge was accruing annually on the site during this time and ultimately became a further obstacle to the Town's goal of having a multiple family residential project developed on the site. In response to this new problem, the Town approved a general plan amendment changing a two acre portion of the site to a commercial land use designation to allow the sale of the newly designated commercial property indirectly subsidize the remaining multiple family residential lands.

The property ultimately secured approval for a 196-unit for-sale townhouse project (the Shadowhawk project developed at 17 dus/acre and an FAR more than 50% greater than the original apartment project approval). The project provided five units whose market-rate sales prices made them affordable to low income households. The project also provided 191 units whose market-rate sales prices made them affordable to moderate income households. The Shadowhawk project demonstrates the ability to have a market-rate project provide housing opportunities for lower income households where the allowable densities align with a builder decision to provide multiple family product. This reality is also demonstrated by the few apartment projects built in Danville over the last decade (the two 7-unit projects by Gonzales on El Dorado Avenue (at a density of 21 dus/acre) and the 38-unit project built by Intrepid Partners, LLC along Podva Road (at a density of 16 units per acre). All the apartment units established in these projects had rental rates that would make them available to low and moderate income households.

Since the approval of the Shadowhawk project, the Town has had many additional instances where pre-submittal/study sessions discussions with prospective residential builders included Town encouragement to pursue development of attached multiple family residential product instead of the detached single family residential product preferred by the residential builders. Sites where these types of discussions were conducted include the following sites from Table 26: B-4; B-5; B-6; B-7; D-2; and F-1, the following sites from Table 32: Laurel Cottages; Stoneybrook; The Redwoods; and Creekside Commons, the following sites from Table 33: Laurel Court; and Ryland Cottages, and the following additional site: Castle/La Gonda Way. In addition, a 30+/- unit townhouse project approved for an infill site had its approval turned aside following a referendum (the site was subsequently developed with a mini-warehouse storage facility).

In summary, the Town has actively championed development of multiple family residential product on fifteen sites over the last decade in face of developer preference to build detached single family residential product. While the Town can show that it is providing sites designated for multiple family development, there has been, and continues to be, market place obstacles present that are beyond the control of the Town that thwart the actual development of multiple family projects.

There remains a strong disposition to not pursue multiple family residential projects, even for those properties in Danville carrying the highest allowable development densities. In terms of addressing the directive to have the Housing Element show how the housing

need for lower-income households can be accommodated during the 2001-2006 planning period, a close look at the listing of available sites and land inventory analysis is necessary. By way of identifying appropriate available sites and the provision of related land inventory analysis, the Town has documented the presence of adequate sites to meet the needs of lower-income households as required by the Town's RHND (i.e., the provision of 140 very low income units and 88 low income units). The listing of available sites available as of January 1, 1999 (the start date for the 2001-2006 planning period) that possessed residential development densities of 13-17 dus/acre, 13-22 dus/acre or 18-22 dus/acre (see Table 28) shows the presence of fourteen sites with an aggregate acreage of 19.68 acres and with development potential in the range of 281 units (minimum allowable density) to 436 units (not including possible density bonuses). It is by way of the presence of these sites that the Town finds it had provided adequate sites for the very low income and low income units called for in the Town's RHND.

At the time of adoption of the updated Housing Element, four of the above-cited sites had been developed with, or been granted the requisite approval to allow, multiple family residential development. These four sites (Sites 3, 8, 16 and 17 on Table 28) have an aggregate size of 8.8+/- acres and a development potential in the range of 133 units (minimum allowable density) to 201 units (not including possible density bonuses). The development approvals granted to these four sites will ultimately lead to the development of 159 units with the following income breakdown: 77 very low income units; zero low income units; 46 moderate income units and 36 above moderate income units. One of the four projects (the Bridge Housing / Town of Danville Senior Apartment project) was granted a 30% density bonus to take the density of that project to 28.6 dus/acre.

Table 29 and the associated supportive narrative leads to the Town's estimation that there may be 63 very low income and 40 low income units remaining from the Town's RHND at the end of the current planning period (see Line G of Table 29). By way of identifying appropriate available sites and the provision of related land inventory analysis, the Town has documented the presence of adequate sites to meet the unfilled needs for these remaining lower-income households. The listing of available sites with residential development densities of 13-17 dus/acre, 13-22 dus/acre or 18-22 dus/acre (see Table 28) shows that at the time of adoption of the Updated Housing Element in December 2001, there were ten sites with an aggregate size of 10.87 acres with development potential in the range of 148 units (minimum allowable density) to 235 units (not including possible density bonuses). It is by way of the presence of these sites that the Town finds it has adequate available land with multiple family residential designations to "house" the 63 very low income and 40 low income units anticipated to remain from the Town's RHND at the end of the planning period. Various policies proposed within this current Housing Element will serve to entice/direct private sector residential builders to develop these sites in a manner that addresses the needs of lower-income households that might not otherwise be met.

B. FINANCIAL RESOURCES

The Town of Danville has access to a variety of existing and potential funding sources for affordable housing activities. Many of these funding sources involve programs administered by Contra Costa County (e.g., CDBG and HOME funded programs, as described in more detail below).

1. Community Development Block Grant Program Funds

Contra Costa County administers the CDBG Program for all Contra Costa jurisdictions except the cities of Antioch, Concord, Pittsburg, Richmond and Walnut Creek. These five cities individually receive CDBG funding directly from HUD because they have populations in excess of 50,000 residents. The remaining fourteen cities and the unincorporated areas of the County participate in the CDBG program through the County and are collectively referred to as the Contra Costa Urban County. Annual CDBG allocations are anticipated to be around $4.0 million dollars for the 2001 – 2006 Housing Element Cycle. Half the funding each year is reserved for programs and projects to increase and maintain the supply of affordable housing in the Urban County. CDBG funds are used for site acquisition, rehabilitation, first-time homebuyer assistance, development of emergency and transitional shelters and fair housing / housing counseling activities. Additional activities in support of the new construction of affordable housing include site acquisition, site clearance and the refinancing of related infrastructure and public facility improvements. A measurable contribution of CDBG funds ($1,800,000) has been committed towards the development of the 75-unit Bridge Housing / Town of Danville affordable senior housing apartment project to be built in the Downtown area of Danville (see listing #B-5 on Table 25).

2. Home Investment Partnership Act Programs Funds

Contra Costa County also administers the HOME Program on behalf of the Contra Costa Urban County (joining in with the other five previously mentioned jurisdictions to form the Contra Costa Consortium for purposes of participating in the HOME Program). Approximately $2.9 in HOME funds is anticipated to be available annually for allocation to the Consortium each year from HUD for the 2001 – 2006 Housing Element Cycle. All projects funded with HOME funds must be targeted to very low and low income households and must have permanent matching funds from non-federal resources equal to a minimum of 25% of the requested funds. HOME Program priorities include site acquisition, rehabilitation and new construction, owner-occupied housing rehabilitation and first-time homebuyer assistance.

3. Redevelopment Set-Aside Funds

In accordance with California Redevelopment Law, the Community Development Agency of the Town of Danville sets aside 20% of all tax increment revenue generated from its redevelopment project area to fund projects that increase, improve or preserve the supply of affordable housing. Both current and future revenue from the Agency

housing set aside fund will be directed to the 75-unit Bridge Housing / Town of Danville affordable senior housing apartment project to be built in the Downtown area. The Community Redevelopment Agency purchased the site for the affordable senior housing apartment project for $3,000,000. Funding sources for the purchase were as follows: (1) $377,000 of inclusionary housing in-lieu fees (i.e., the in-lieu fees from the Stony Brook/Pacific Union project – the single project where the Town authorized payment of an inclusionary housing payment); (2) $700,000 borrowed from the Community Redevelopment Agency's facilities account); and (3) all funds that were then available from the housing set aside fund (i.e., $1.923+/- million - which included about $750,000 that had been earmarked for a silent second mortgage program the Town had operated for approximately 2 ½ years that was terminated because it was not a successful program).

The Town's involvement in the senior project will ultimately be $5,300,000. In November, 2001 the Town Council authorized the sale of bonds that will be guaranteed by future revenue stream into the housing set aside fund. The bond sale will be for approximately $3,570,000, breaking down as follows: (1) $700,000 to repay the money loaned by the Community Redevelopment Agency towards the land purchase; (2) $195,000 for bond issuance expenses; (3) $2,300,000+/- million towards project construction costs; and (4) $375,000 towards the fund reserve (as assurance of bond repayment).

With the sale of the bonds, all housing set aside accrual will go towards debt service for the next five years. The projected annual debt service is projected to be such that after five years there will be a small amount of monies available in the housing set aside fund for use towards other housing programs.

4. Bond Financing

The Town of Danville is currently considering the issuance of tax-exempt mortgage revenue bonds to support the development of the 75-unit Bridge Housing / Town of Danville affordable senior housing apartment project to be built in the Downtown area. The proceeds from the bond sales will be used to cover land acquisition costs and construction costs associated with this project that will target extremely low income and very low income senior households. (Note: The source for repayment of the bonds will be the future revenue stream directed to the Agency's housing set aside fund.)

5. Low Income Housing Tax Credits

The Low Income Housing Tax Credits (LIHTC) program is proposed for use to support the development of the 75-unit Bridge Housing / Town of Danville affordable senior housing apartment project to be built in the Downtown area. The Town (through its project partner Bridge Housing) has applied for LIHTC for the senior housing project for the 2001 funding cycle.

6. Section 8 Assistance

The Section 8 program is a federal program that provides rental assistance to very low income persons in need of affordable housing. The Section 8 program offers a voucher that pays the difference between the current fair market rent (with specified maximum allowable rent levels) and what a tenant can afford to pay (e.g., a maximum of 30% of their household income for very low and low income renter occupied households). The voucher allows a tenant to choose housing that may cost above the payment standard, but the tenant must pay the extra cost. The high rental rates in the southern portion of the County make this program difficult to utilize in Danville.

C. ADMINISTRATIVE RESOURCES

Described below are major public and non-profit agencies that have been involved in affordable housing activities throughout Contra Costa County. The agencies / organizations listed will play an important role in the production, improvement, preservation and management of affordable housing and related supportive services and programs for the existing and future residents of Danville.

1. Danville Development Services Department

The Danville Development Services Department oversees Danville's affordable housing program, maintaining responsibility for the development of housing and community development plans, policies and strategies, including the Danville Housing Element. In addition, the Department implements programs designed to increase and maintain affordable housing.

2. Contra Costa County Community Development Department

The administrative efforts provided by Contra Costa County Community Development staff for the affordable housing programs involving the coalition of agencies involved with the Contra Costa Urban County and the Contra Costa Consortium represent a substantial resource for the provision of affordable housing in the community. These efforts are matched by the efforts of various non-profit agencies involved with affordable housing programs.

3. Housing Authority of the County of Contra Costa (HACCC)

The Housing Authority plays a major role in supporting and implementing Contra Costa County's housing programs. The HACCC is responsible for the County's public housing and rental assistance program (e.g., Section 8 certificates and vouchers), operates rental housing rehabilitation programs for several jurisdictions in the County (Danville not currently included) and is the project sponsor for selected affordable housing projects (none in Danville). The HACCC retains ongoing responsibility for facility management of the County-operated homeless shelters including the Central County Emergency Shelter.

4. Danville Redevelopment Agency

The Danville Redevelopment Agency supports and provides resources for affordable housing development in Danville. In accordance with State law, the Agency reserves a minimum of 20% of its annual tax increment revenues as a Housing Fund for the support of affordable housing programs. The financial resources of the Agency's Housing Fund will be effectively tied up for the remaining life of the Agency as a result of the Agency's current and planned involvement with the Bridge Housing / Town of Danville affordable senior housing apartment project to be built in the Downtown area.

5. Danville Building Inspection Division

The Danville Building Inspection Division carries out building inspection and code enforcement activities that are designed to ensure the safety of the Town's housing stock. The Division staff is available for use as a resource by renters and owners of units in Town that may be in need of rehabilitation.

6. Contra Costa County Health Services Department

The County Health Services Department is responsible for the development of plans and programs to assist homeless households and adults throughout the County by providing emergency and transitional shelter and supportive services designed to enable this population to achieve greater economic independence and a stable living environment.

7. Bridge Housing Corporation

Based out of San Francisco, Bridge Housing Corporation develops and manages affordable housing for lower income households in the Bay Area and throughout California. Bridge Housing is the non-profit affordable housing group who will develop and manage a 75-unit affordable senior rental project to be built in the Downtown area.

8. Shelter, Inc.

Shelter, Inc. is a non-profit community-based service organization and affordable housing provided based out of Martinez that is active in Central and East Contra Costa County. Shelter, Inc. provides homeless prevention services as well as transitional and special needs housing.

D. OPPORTUNITIES FOR ENERGY CONSERVATION

Utility-related costs can directly affect the affordability of housing in Northern California, particularly in light of the recent, and ongoing, energy crisis. Conservation of energy has become an important issue in housing policy because of the dramatic rises in energy costs. The residential sector offers an opportunity to achieve energy savings through conservation measures, awareness and the application of appropriate technology.

The Town's Building Division actively enforces California's energy regulations (Title 24) through its plan checking and building inspection process. These regulations establish minimum levels of wall, ceiling and floor insulation as well as establishing standards for maximum glazing (window) area, minimum glazing U-values and establishing standards for energy efficiency for air conditioner and water heating system delivery systems.

Energy conservation is also addressed through the Town's environmental and development review and permitting process. The initial environmental analysis prepared for new construction projects is used to identify potential energy use impacts and, as may be necessary, results in the imposition of project revisions and / or project conditions of approval the serve to reduce energy consumption.

V. HOUSING ACCOMPLISHMENTS

A. EVALUATION OF ACCOMPLISHMENTS UNDER ADOPTED HOUSING ELEMENT

This section assesses the achievements of the adopted 1990 – 1995 Housing Element, in accordance with State housing law. These results are quantified where appropriate and compared to what was projected in the adopted Element. Appendix A (at the end of this document) provides an expanded, policy-by-policy discussion of the housing programs and their implementation.

B. COMPARISON OF THE 1990 – 1995 RHND ALLOCATION WITH UNITS BUILT DURING 1988 –1998

ABAG's projected Regional Housing Needs Determination (RHND) for Danville was 2,444 residential housing units for the 1990 – 1995 Housing Element Cycle. This allocation included 391 very low income household units, 293 low income units, 440 moderate income units and 1,320 above moderate income units. While the RHND originally covered the 1988 to 1995 planning period, it was extended through the end of 1998 based upon direction from the State Department of Housing and Community Development (HCD) to reflect the revised housing element cycle. Housing developed or issued certificates of occupancy between January 1, 1988 and December 31, 1998 is applied to the 1988 – 1995 RHND. Units developed or issued with certificates of occupancy after January 1, 1999 are applied to Danville's future RHND for the 2001 – 2006 Housing Element Cycle.

Between 1988 and 1999, a total of 4,113 housing units were built in Danville **(see Table 31)**. This amount of housing well exceeded Danville's assigned share of the RHND for the 1990 – 1995 Housing Element Cycle.

Of the 4,113 housing units built, 3,630 were for above moderate income households, 442 were for moderate income households, 40 were for low income households and one was for very low income households. The residential development projects that created housing affordable to moderate, low and very low income households are identified on **Table 32**. An measurable amount of the low and moderate income housing units that were constructed were developed as a result of implementation of the Town's inclusionary housing policies. **Table 33** and **Figure B** provide information on the twenty-two residential development projects acted on between December 1990 and March 2000 that were required to address the Town's inclusionary housing requirements. About half of the projects listed on Table 33 resulted in housing production between 1988 and 1998. The remaining projects listed on Table 33 (i.e., projects with approval dates on or after January 1998) will provide housing in the current RHND allocation period.

Table 31

1988 – 1995 RHND ALLOCATION VERSUS ACTUAL UNITS BUILT DURING 1988 – 1998 - Town of Danville

Regional Housing Needs Determination 1990-1995 Housing Element Cycle - Town of Danville Allocation:

Jurisdiction	Jurisdiction Need	Very Low	Low	Moderate	Above Moderate	Average Per Year Construction
Danville	2,444	391	281	214	1,320	326+/-

Town of Danville Housing Production January 1, 1988 through December 31, 1998:

Jurisdiction	Jurisdiction Actual	Very Low	Low	Moderate	Above Moderate	Average Per Year Construction
Danville	4,113	1	40	442	3,630	374+/-

1988 – 1995 RHND Allocation Versus Actual Units Built During 1988 –1998:

Jurisdiction	Jurisdiction Actual	Very Low	Low	Moderate	Above Moderate	Average Per Year Construction
Danville	+1,669	-390	-241	+228	+2,310	n/a

Sources: ABAG, Regional Housing Needs Determination for the San Francisco Bay Area, 2001-2006 Housing Element Cycle (Final Official Release November 16, 2000).

Town of Danville Development Services Department.

California Department of Finance, Population Estimates of California Cities and Counties, 1988 – 1999.

Table 32

VERY LOW, LOW AND MODERATE INCOME UNITS (1988 – 1998)
- Town of Danville

New Construction - Very Low Income Households

- Laurel Cottages (1 2nd unit in 7 sfr unit project)*

New Construction - Low Income Units Households

- El Dorado Apartments #1/Gonzales (7 of 7 mfr-apt units)
- El Dorado Apartments #2/Gonzales (7 of 7 mfr-apt units)
- Shadowhawk/Kaufman & Broad (5 of 195 mfr-th units)
- San Michele/Braddock & Logan Group (2nd unit developed on Lot 3 of project)*
- 20+/- second dwelling units approved and constructed 1/88 through 12/98

New Construction - Moderate Income Units

- Fostoria Terrace/Castle Construction (164 of 164 mfr-condo units)
- Heritage Park/Davidon (8 of 157 th units)
- Haskins Ranch/bas of Tassajara II (14 of 73 sfr units)*
- Shadowhawk/Kaufman & Broad (190 of 195 mfr-th units)
- Stoneybrook/Pacific Union Ventures (9 of 88 sfr units)
- Creekview/Mardell, LLC (2 of 19 sfr units)*
- Tassajara Ridge/Pinn Brothers (16 of 156 sfr units)*
- Heritage Park/Davidon (17 of 157 th units)
- The Redwoods/Braddock & Logan Group (2 of 18 sfr units)*
- 20+/- second dwelling units approved and constructed 1/88 through 12/98

Footnote: (1) Asterisk ("*") denotes projects subjected to either CRL inclusionary housing regulations or under Town of Danville inclusionary housing regulations.

Source: Town of Danville Development Services Department.

Table 33

SUMMARY OF INCLUSIONARY HOUSING EFFORTS (DECEMBER 2000) - Town of Danville

#	Project Name	Name of Developer	# BMRs	Total Units	Approval Date
1	Bas II	Bas Homes, Inc. (1)	14	72	December, 1990
2	Cottages	Laurel Cottages Partners (2)	1	6	November, 1991
3	Redwoods	Braddock & Logan Group (1)	2	18	August, 1993
4	Shadowhawk	Kaufman & Broad of Northern Ca. (1)	20	196	January, 1994
5	Tassajara Ridge	Pinn Brothers (1)	16	143	November, 1994
6	Lawrence Estates	Pulte Home Corporation (1)	4	33	December, 1995
7	Culet Estates	Pulte Home Corporation (1)	1	14	December, 1995
8	Creekview	Mardell, LLC (1)	2	19	May, 1996
9	Autumn Creek	Standard Pacific of Northern Ca. (1)	2	13	November, 1996
10	Creekside Commons	Danville Land and Development Co. (1)	1	14	May, 1995
11	Greentree Manor Apts.	Castle Construction Company (1)	6	38	October, 1998
12	Valerosa	Braddock & Logan Group (3)	4	20	November, 1997
13	Victoria Place	Davidon Homes (1)	4**	23	January, 1998
14	Old Blackhawk Village	Richmond American (1)	3	35	January, 1998
15	Laurel Court	Laurel Drive Associates, LLC (2)	2*	7	June, 1998
16	Lawrence Estates II	Pulte Home Corporation (1)	2	21	July, 1998
17	Crossings	Davidon Homes (3)	3	16	October, 1998
18	San Michelle	Braddock & Logan Group (3)	10	49	September, 1998
19	Ryland Cottages	Ryland Homes (1)	8	39	December, 1998
20	Old Town	Taylor Woodrow Homes, Inc. (1)	1	16	October, 1999
21	Quail Gardens	Castle Construction Company (1)	4	40	February, 2000
22	Sycamore Oaks	Lenox Homes, Inc. (3)	2	13	March, 2000
	22 different projects	16 different development firms	34 (1)	845	Approvals span
	have been subjected to	have been involved in the program	3 (2)	total	a total of 10-plus
	inclusionary requirements		23 (3)	units	years

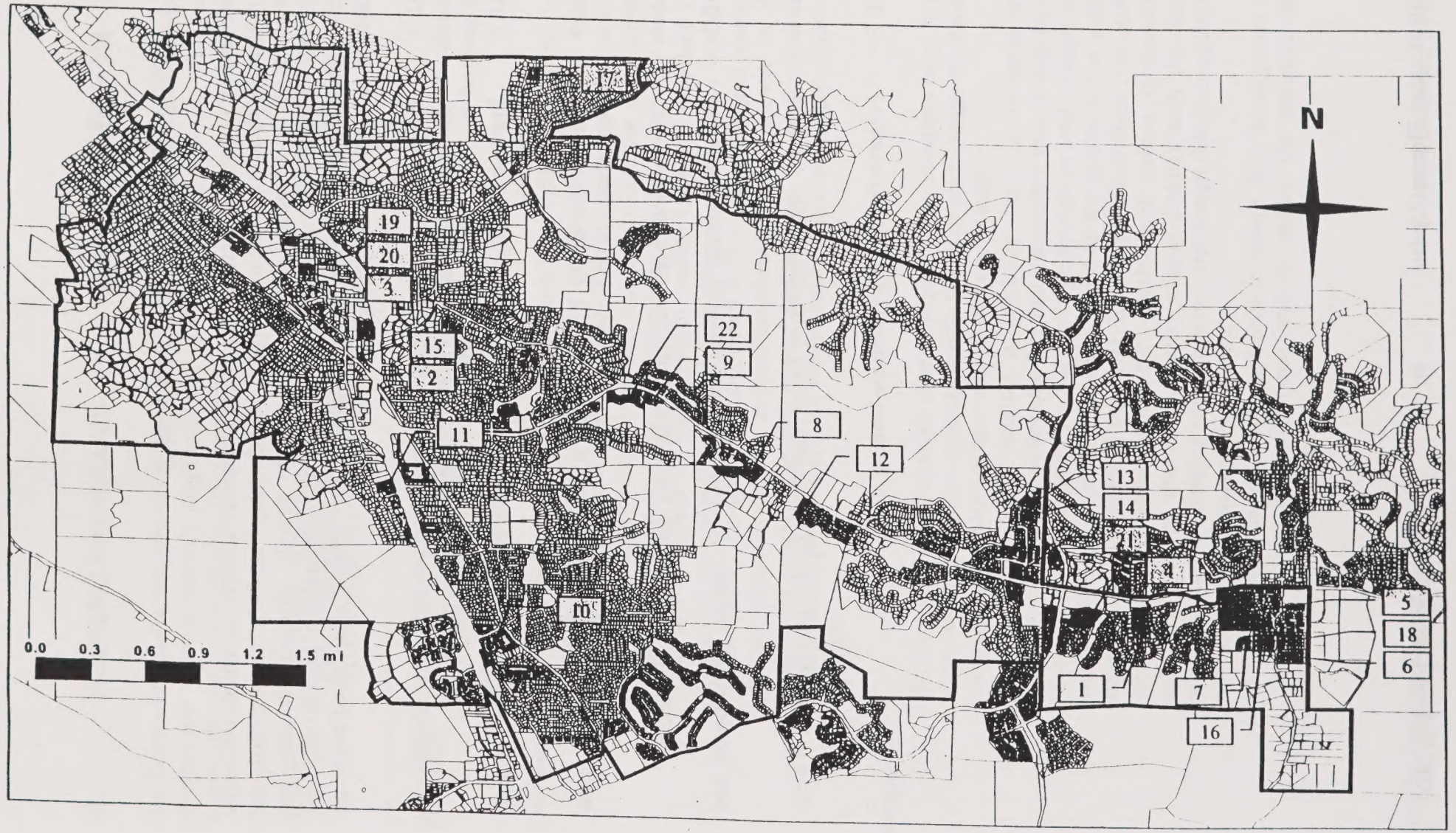
Footnotes: (1) Projects with for-sale deed restricted units for three- and four-person Moderate Income Households.

(2) Projects with rental units for one- and two-person Very Low Income Households located in Danville Redevelopment Area and developed under provisions of California Redevelopment Law.

(3) Projects with for-rent below market-rate second dwelling units for one- and two-person Low Income Households.

Source: Town of Danville Development Services Department.

Figure B TOWN OF DANVILLE INCLUSIONARY HOUSING EFFORTS
- December 2000



VI. HOUSING PLANS

A. HOUSING GOALS AND POLICIES

As documented in the prior Sections, Danville is a relatively affluent residential community that is a net supplier of housing to the region. In achieving Danville's Housing Goals, the Town must strike a balance between the need to provide affordable housing and preservation and enhancement of existing neighborhoods, maintenance of high development standards, and protection of environmental resources. The Housing Goals listed below are discussed in detail on the following pages.

GOAL 1 Provide adequate sites through appropriate land use and zoning designations to accommodate the Town's share of regional housing needs.

GOAL 2 Improve housing affordability for both renter occupied and owner occupied households.

GOAL 3 Increase the supply of appropriate supportive housing for special needs populations.

GOAL 4 Conserve and improve existing housing and residential neighborhoods.

GOAL 5 Mitigate potential governmental constraints to housing development and affordability.

GOAL 6 Promote equal opportunity for all residents to reside in the housing of their choice.

GOAL 7 Preserve the existing affordable housing stock.

B. HOUSING PROGRAMS

The Town of Danville will pursue implementation of the Housing Goals and Policies to preserve and enhance existing neighborhoods, to meet affordable housing needs and improve the quality and affordability of housing.

GOAL 1 PROVIDE ADEQUATE SITES THROUGH APPROPRIATE LAND USE AND ZONING DESIGNATIONS TO ACCOMMODATE THE TOWN'S SHARE OF REGIONAL HOUSING NEEDS.

Policy 1.1 **Develop a comprehensive strategy to facilitate infill residential development that provides affordable housing and / or housing for special needs populations.**

Comments: As Danville approaches a built-out condition, infill development will become a more important strategy for meeting future housing needs. Implementation of an effective infill development strategy will require the use of a variety of related strategies, including mixed use development, density bonuses, intensification of developed lots that measurably exceed applicable minimum lot size standards, second units, rezoning land for residential use and redevelopment. The objective of this policy would be to provide for the development of small infill single family and multiple family residential projects at densities exceeding those allowed by the underlying general plan and zoning designations, when an affordable component is provided and / or when housing special needs populations is provided.

Programs:

- By the end of 2003, establish alternatives to density standards (e.g., floor area ratio standards, lot coverage standards and/or other design standards) to increase the amount of new housing that can be built.
- By the end of 2003, conduct a feasibility study to ascertain the development potential of existing lots that measurably exceed applicable minimum lot size standards – but not large enough to split through the traditional minor subdivision process. Based on the results of that study, determine the feasibility of selectively allowing some of these over-sized lots to develop under specialized development criteria (potentially authorized through use of an overlay zoning district) such that they provide affordable housing with a massing and design that is compatible with existing surrounding development.
- By mid-2004, establish design guidelines to ensure infill development is compatible with surrounding uses and to reduce the potential for opposition to these projects.

- By mid-2004, create and make general distribution (using the Town's quarterly newsletter and posting on the Town web site) of a Town "How-to" brochure for infill development. Brochure to include "value engineering" suggestions on how applicants may minimize development costs associated with construction regulations, impact fees, and utility hook-up charges.
- As applicable pursuant to alternate development standards established under the first work program listed for this policy, offer a tiered density bonus program based on lot size to encourage consolidation of small lots for low density multiple family residential development.

Units to be Assisted:
15-25 low/moderate units
8-12 special needs units

Agencies / Officials Responsible for Implementation:
Development Services Dept. - Planning Division

Time Frame:
As indictated

Pertinent Financial Resources:
Not identified

Policy 1.2 **Promote mixed use development where housing is located in close proximity to urban services, shopping and/or public transportation.**

Comments: Mixed use development combines residential uses with one or more other uses such as office or retail uses. Mixed use can be either vertical integration (mixing uses within a single structure) or "horizontal" (mixing uses on a large site, with each use confined to a separate building or set of buildings). The Danville General Plan indicates that mixed use projects, which might integrate housing or office space above ground floor retail, should be encouraged in the area north of Old Town Area along Hartz Avenue between Diablo Road and Railroad Avenue. By allowing mixed use projects that include housing, the Town would be authorizing underutilized parcels to redevelop at higher densities than would be allowed under traditional zoning since these projects would be eligible for relaxed development criteria (i.e., would be allowed to provide less parking in recognition that residential uses have a parking demand that is off-peak from the parking demand of retail uses).

Programs:

- On an ongoing basis, refer commercial project developers to successful housing developers when commercial sites are in the early stages of review and encourage them to collaborate on an integrated mixed use approach.
- On an ongoing basis, provide incentives such as density bonuses and increases in commercial floor area ratios when mixed use development integrates an affordable housing component.
- By the end of 2003, prepare development criteria to be used for mixed use projects incorporating residential uses over ground floor retail and identify candidate sites for such projects.

- By mid-2004, create and make general distribution (using the Town's quarterly newsletter and posting on Town web site) of a Town "How-to" brochure for mixed use development.

Units to be Assisted:
Up to 50 units

Agencies / Officials Responsible for Implementation:
Development Services Dept. - Planning Division

Time Frame:
As indicated

Pertinent Financial Resources:
Not identified

Policy 1.3 **Facilitate the development of second units as an affordable housing alternative.**

Objective: Increase the production of second units within existing single family areas. In areas where the dominant land use is single family residential, second units can provide a substantial source of housing.

Programs:

- On an ongoing basis, encourage development of second units through use of the Town's second dwelling unit ordinance.
- By the end of 2003, consider the merits of further liberalization of the second dwelling unit ordinance to allow required parking to be handled as tandem parking and/or the removal of the residency requirement for one unit.
- By the end of 2002, initiate a fee study review for the development impact fees assessed by the Town for second units.
- By mid-2003, initiate multi-jurisdictional discussions (e.g., at SWAT, TVTC or the TVAHC) of possible reductions of development impact fees associated with the development of second units, with a goal of making these units more economically feasible to develop (as a follow-up to Town's own fee study review for second units).
- By the end of 2003, investigate the merits of developing "off-the-shelf" standardized plans (comparable to standard pool plans) to simplify the design costs for second units.
- On an ongoing basis, encourage second units in new construction (through use of regulations contained in the Town's Inclusionary Housing Ordinance), which may take the form of pre-approval for units established after the construction of the primary residential units.
- By the end of 2002, update and make general distribution (using the Town's quarterly newsletter and posting on Town web site) of the Town's "How-to" brochure for development of second units. Update to include "value engineering" suggestions on how applicants may minimize development costs associated with construction regulations, impact fees, and utility hook-up charges.
- By mid-2004, initiate a program to bring existing nonconforming second units into compliance.

- By the end of 2002, adjust findings, conditions of approval and advisory comments, as may be appropriate, for Town-issued land use permits for second dwelling units so as to encourage other agencies to minimize fees imposed on these units.

Units to be Assisted:
25-50 traditional 2nd units
10-20 inclusionary 2nd units

Agencies / Officials Responsible for Implementation:
Development Services Dept. - Planning Division

Time Frame:
As indicated

Pertinent Financial Resources:
Not identified

Policy 1.4 **Develop low/medium to high/medium density housing in the Downtown area on land currently designated for multiple family residential use when the development incorporates affordable and/or senior housing units.**

Comments: Ongoing development and redevelopment activity creates an opportunity to include affordable multiple family residential housing in the Downtown area.

Programs:

- Accommodate development proposals involving currently designated multiple family residential lands for development.
- As provided for under zoning regulations, accommodate density bonuses for new development.
- Assign redevelopment housing set aside funds and pursue CDBG funds and other affordable housing subsidies for qualifying affordable housing projects.
- Update the 5-year implementation plan for the Danville Community Development Area as regards housing in the redevelopment area and use of housing set aside funds and to incorporate changes to redevelopment agency affordable housing requirements stemming from the adoption of Assembly Bill AB 637 (effective on January 1, 2002).

Units to be Assisted:
Up to 100 units

Agencies / Officials Responsible for Implementation:
Development Services Dept. - Planning Division
City Attorney

Time Frame:
Spring 2002 start of 75-unit Bridge/Town senior apartment project

Pertinent Financial Resources:
Housing Set Aside Funds
CDBG Funds

Policy 1.5 **Cooperate with sub-regional initiatives to generate funding for affordable housing and to promote the development of affordable housing.**

Comments: The current "forum" for sub-regional affordable housing efforts is the Tri-Valley Affordable Housing Committee. Danville shall continue to be an active member of that effort and will monitor and support affordable housing efforts of other jurisdictions in the sub-region.

Programs:

- Participate in the efforts of the Tri-Valley Affordable Housing Committee.

Units to be Assisted:
Not quantified

Agencies / Officials Responsible for Implementation:
Development Services Dept. - Planning Division

Time Frame:
Throughout the 2001-2006 Housing Element cycle

Pertinent Financial Resources:
Not identified

Policy 1.6 **Maintain an up to date site inventory that details the amount, type and size of vacant and underutilized parcels and assist developers in identifying land suitable for residential development.**

Comments: An analysis of the residential development potential in Danville was conducted as part of the 2001-2006 Housing Element update. By conducting this analysis, the Town is in a position to show that there are adequate sites, with appropriate land use and zoning designations, to accommodate its Regional Housing Needs Determination (RHND) of 1,110 new units. Sharing this information with potential developers will facilitate the development of new housing.

Programs:

- Annually update the site inventory (Tables 26, 27 and 28) to detail the amount, type and size of vacant and underutilized parcels and assist developers in identifying land suitable for residential development and make it available for general circulation to developers and housing advocacy groups.

Units to be Assisted:
Not quantified

Agencies / Officials Responsible for Implementation:
Development Services Dept. - Planning Division

Time Frame:
Throughout the 2001-2006 Housing Element cycle

Pertinent Financial Resources:
Not identified

Policy 1.7 **Support the development of additional affordable housing by non-profit and for-profit developers through financial assistance and / or use of zoning incentives.**

Comments: The Town is currently actively partnering with Bridge Housing, Inc. to facilitate the development of a 75-unit affordable senior rental project to be

built in the Downtown area (that will be targeting very low and extremely low seniors as residents). Comparable efforts may be warranted and timely for other sites in the Downtown area and its periphery.

Programs:

- Provide predevelopment and / or secondary financing for non-profit organizations to develop housing affordable to very low and extremely low income households.
- Develop 75 affordable rental units over five years.
- Allow techniques such as smaller unit sizes and parking reductions for senior projects.
- Support affordable housing development through direct financial assistance, zoning incentives (e.g., density bonuses) and/or land write-downs (e.g., fee waiver or reduction).
- Assign Community Development Agency housing set-aside funds and / or bond financing funds towards the development of affordable housing.

Units to be Assisted:
75 very low and & extremely low income units

Time Frame:
Ongoing efforts

Agencies / Officials Responsible for Implementation:
Development Services Dept. - Planning Division
City Attorney
Economic Development Staff
Community Development Agency Staff

Pertinent Financial Resources:
Comm. Dev. Agency of the Town of Danville - Housing Set Aside Funds
Community Development Block Grant Program
Bond financing

Policy 1.8 **In preparation of the Housing Element Cycle that follows the 2001-2006 Cycle, identify possible sites where residential densification might have merit.**

Comments: ABAG's Regional Housing Needs Determination (RHND) allocation for Danville anticipates the need to accommodate the construction of 1,110 new housing units during the 2001-2006 Housing Element Cycle. With the provision of these units, Danville will be closing in on a build out condition as respects land use designations in place under the Danville 2010 General Plan. While it is not possible to estimate Danville's RHND allocation for the Housing Element Cycle that follows the 2001-2006 Cycle, it is likely that Danville will need to identify sites for residential densification to be able to demonstrate how that future RHND allocation could be met. To be in a position to have those sites available early in that Housing Element Cycle, related studies should commence during the later stages of the current Housing Element Cycle.

Programs:

- Conduct a Town-initiated general plan amendment / rezoning to study with the goal of identifying candidate sites where higher density residential development might be feasible and appropriate.

Units to be Assisted:
Not quantified

Agencies / Officials Responsible for Implementation:
Development Services Dept. - Planning Division

Time Frame:
Initiate study by the end of 2003

Pertinent Financial Resources:
Not identified

Policy 1.9 **Prepare a new overlay zoning district for multiple family residential properties that imposes floor area ratio standards on the smaller, underutilized multiple family residential parcels, steering these properties towards a multiple family residential for-rent redevelopment option.**

Comments: Several of the remaining vacant or underutilized multiple family residential parcels in Danville are less than one acre in size (see Table 27). Their relative smallness may serve as a barrier from their being redeveloped with multiple family uses. While several smaller multiple family properties have successfully redeveloped from their historic single family residential use to become multiple family residential for-rent properties (e.g., six properties along east side of El Dorado Avenue that had originally been developed as 1/3rd acre single family lots), steps should be taken to better facilitate the transition of these sites from single family use to their planned multiple family residential use. An overlay zoning district should be created that imposes FAR standards for these properties in a manner that their redevelopment would be steered towards the higher density multiple family residential for-rent option.

Programs:

- Prepare a new overlay zoning district for multiple family residential properties that imposes floor area ratio standards on the smaller, underutilized multiple family residential parcels, steering these properties towards a multiple family residential for-rent redevelopment option.

Units to be Assisted:
Not quantified

Agencies / Officials Responsible for Implementation:
Development Services Dept. - Planning Division

Time Frame:
Initiate study by the end of 2002

Pertinent Financial Resources:
Not identified

GOAL 2 IMPROVE HOUSING AFFORDABILITY FOR BOTH RENTER OCCUPIED AND OWNER OCCUPIED HOUSEHOLDS.

Policy 2.1 **Promote density bonuses to developers that build affordable housing units in addition to those bonuses required by State law.**

Comments: Government Code Section 65915 requires cities to grant a density bonus of at least 25 percent over base zoning density and, under specified circumstances, to grant additional incentives or financial subsidies to a developer of a housing development. To receive a density bonus, agreeing to construct at least: 1) 20 percent of the units for lower income households; or 2) 10 percent of the units for very low income households; or 3) 50 percent of the units for senior citizens. Based on the Density Bonus Ordinance adopted in 1994, developers potentially may secure greater density bonus than offered under State regulations (i.e., 30% versus 25%) while being subject to a shorter term of affordability than required under State regulations. Projects that have/will benefit from Danville's density bonus policies include: the bas of Tassajara II project (10.0% density bonus in response to providing 14 of 72 units as for-sale moderate income units); the Laurel Senior Apartment project (20.5% density bonus in response to committing to provide 74 of 74 units as for-rent extremely low and low income units); the El Pinto Apartment project (15% to 30% density bonus has been requested in response to proposal to provide either one or two of eight to nine proposed units as very low or low income units). In addition, two of five projects utilizing for-rent below market-rate second units were effectively granted density bonuses, being the Valerosa project (15% density bonus for having four of the twenty units in the project built with self-contained second units targeting low income 1- to 2-person households) and the Crossings project (23% density bonus for having three of the thirteen units in the project built with self-contained second units targeting low income 1- to 2-person households).

Programs:

- Continue to utilize the existing Density Bonus Ordinance on qualifying multiple family residential projects to encourage the development of affordable housing.
- Prepare and make general distribution (placement at permit counter and posting on Town web site) of a Town's "How-to" brochure for density bonus projects.

Units to be Assisted:
Not quantified

Agencies / Officials Responsible for Implementation:
Development Services Dept. - Planning Division

Time Frame:
Throughout the 2001-2006 Housing Element cycle

Pertinent Financial Resources:
Not identified

Policy 2.2 **Maintain a comprehensive energy efficiency strategy with a goal of limiting residential energy costs to make housing more affordable.**

Comments: Conservation of energy has become an important issue in housing policy because of the dramatic rises in energy costs. The residential sector offers an opportunity to achieve energy savings through conservation measures, awareness and the application of appropriate technology. The Town's Building Division actively enforces California's energy regulations (Title 24) through its plan checking and building inspection process.

Programs:

- Continue to enforce existing regulations in terms of energy efficiency goals to assure they encourage use of design strategies that promote energy efficiency.

Units to be Assisted:
Not quantified

Agencies / Officials Responsible for Implementation:
Development Services Dept. - Building Division

Time Frame:
Throughout the 2001-2006 Housing Element cycle

Pertinent Financial Resources:
Not identified

Policy 2.3 **Require a minimum percentage of lower or moderate income housing to be provided in new residential developments.**

Comments: Under the Town's Inclusionary Housing Ordinance, the Town requires that up to 15 percent of housing in new developments be provided as low or moderate income housing. Pursuant to the inclusionary regulations, this housing is to be provided with appropriate deed restrictions to assure long term affordability of the units is achieved. While the ordinance provides an opportunity to use an "in lieu" fee, the Town will continue to use its discretion to push for development of affordable housing within each new project.

Programs:

- Continue to require new developments to provide a minimum percentage of low or moderate income housing through imposition of the regulations contained in the Town's Inclusionary Housing Ordinance.
- Review current regulations contained in the Town's Inclusionary Housing Ordinance to address constraints and opportunities present in infill developments.
- Review current regulations contained in the Town's Inclusionary Housing Ordinance to determine the merits of requiring smaller residential projects

(i.e., projects <8 units in size) to comply with inclusionary housing requirements that are currently only applied to projects ≥8 units in size.

Units to be Assisted:
4-8 moderate income dus/yr
4-8 low income dus/yr

Agencies / Officials Responsible for Implementation:
Development Services Dept. - Planning Division

Time Frame:
Throughout the 2001-2006 Housing Element cycle

Pertinent Financial Resources:
Not identified

Policy 2.4 **Facilitate the development of home occupations to enhance neighborhood safety, contribute to the sense of community and to support local retail businesses.**

Comments: Working at home is linked to the affordability of housing because a home business may reduce the need to rent business space elsewhere. Home businesses can also save considerable time and expense associated with commuting and allows residents who must be at home to supplement their income through home-based work.

Programs:

- Update zoning regulations for home occupations to ensure they provide appropriate policy guidance for home occupations (i.e., that they do not present unreasonable obstacles to working at home).

Units to be Assisted:
Not quantified

Agencies / Officials Responsible for Implementation:
Development Services Dept. - Planning Division

Time Frame:
Throughout the 2001-2006 Housing Element cycle

Pertinent Financial Resources:
Not identified

Policy 2.5 **Create a Housing Advisory Committee to provide ongoing review and support of the goals, policies and implementation measures of the Housing Element.**

Comments: Clearly identifying responsibilities of staff and of the Housing Advisory Committee will promote the monitoring and enforcement of affordability requirements and further efforts to identify and pursue funding for affordable housing and to promote development of affordable housing.

Programs:

- Establish a Housing Advisory Committee to further the goals and policies of the Housing Element by: defining the Town's specific roles with regard to implementation of policies to be undertaken on a year-by-year basis; to identify, where appropriate, Town-controlled funding sources for the current implementation efforts; to monitor the Town's overall progress on

the development of affordable housing; and to provide a forum for the annual mandated reporting.

Units to be Assisted:
Not quantified

Agencies / Officials Responsible for Implementation:
Development Services Dept. - Planning Division
Housing Advisory Committee

Time Frame:
Assign responsibilities by the end of 2002

Pertinent Financial Resources:
Not identified

Policy 2.6 **Facilitate the provision of replacement housing for housing units removed in the redevelopment area administered by the Community Development Agency of the Town of Danville.**

Comments: In compliance with State law, the Danville Redevelopment Agency will facilitate the provision of replacement housing for housing units occupied by lower and moderate income households within the redevelopment area. With the approval and construction of the 75-unit Bridge Housing / Town of Danville affordable senior housing apartment project, the Danville Redevelopment Agency will be assuming the responsibility assure that the replacement housing required under California Redevelopment Law is provided.

Programs:

- Facilitate the development of replacement housing in the Danville redevelopment area.
- Update and conduct mid-term review of the AB 1290 Redevelopment and Housing Implementation Plan to assess the Agency's replacement obligations.

Units to be Assisted:
Up to six units need to be replaced

Agencies / Officials Responsible for Implementation:
Development Services Dept. - Planning Division
City Attorney
Economic Development Staff
Community Development Agency

Time Frame:
Within four years of loss of units

Pertinent Financial Resources:
Not identified

Policy 2.7 **Require that all affordable housing development subsidized by the Town contain provisions that assure long term affordability mechanisms.**

Comments: Once affordable housing is developed, it is important to determine ways to assure that the housing continues to be affordable for as long as feasible. This is especially true of housing projects benefiting from governmental and

/ or private sector subsidies, since the typical magnitude of the required subsidy that is provided to make units available to lower income households is so large that it would be an irresponsible expenditure of funding if a long term of affordability was not built into the project's affordability program.

Programs:

- Maintain affordability for intended period of time through well written contracts and / or deed restrictions and ongoing monitoring for compliance.

Units to be Assisted:
Not quantified

Agencies / Officials Responsible for Implementation:
Development Services Dept. - Planning Division
City Attorney

Time Frame:
Ongoing efforts

Pertinent Financial Resources:
Not identified

Policy 2.8 **Increase access to homeownership for low and moderate income households by actively partnering in the various County-administered first-time homebuyer programs.**

Comments: Contra Costa County administers, on behalf of the jurisdictions making up the Urban County, a variety of programs to provide affordable homeownership programs to low and moderate income households. One such program is the first time homeowners program funded by the Mortgage Credit Certificate program. This federal program assists low and moderate income first-time homebuyers. A mortgage credit certificate is issued to qualified buyers, allowing for a federal income tax credit of up to 20% of the annual mortgage interest paid. High housing costs typically serve as a barrier for use of this program, or similar programs, in Danville. The criteria used to determine qualifying buyers typically allow some number of existing units in Town to qualify for the program.

Programs:

- Through the Town's quarterly newsletter and web site, disseminate information about the available County-administered first-time homebuyers programs.

Units to be Assisted:
2-5 units in five years

Agencies / Officials Responsible for Implementation:
Development Services Dept. - Planning Division
Contra Costa County Community Development Dept.

Time Frame:
Early in Planning Period

Pertinent Financial Resources:
Mortgage Credit Certificate

Policy 2.9 **Explore the use of mortgage revenue bonds as a means to finance affordable housing development.**

Comments: Utilize available mortgage revenue bond funds available through the County Community Development Department and/or the State of California.

Programs:

- Evaluate the availability and usefulness of mortgage revenue bonds as a means to finance affordable housing development.

Units to be Assisted:
Not quantified

Agencies / Officials Responsible for Implementation:
Development Services Dept. - Planning Division

Time Frame:
Ongoing efforts

Pertinent Financial Resources:
Mortgage Revenue Bond Funds

GOAL 3 INCREASE THE SUPPLY OF APPROPRIATE SUPPORTIVE HOUSING FOR SPECIAL NEEDS POPULATIONS.

Policy 3.1 **Strive to meet the housing needs for the Town's identified special needs populations.**

Comments: In addition to the development of affordable housing in general, Danville should work with housing developers to provide housing opportunities to the Town's identified special needs households and individuals, including the mentally and disabled persons, seniors, large family households, persons with developmental disabilities, etc. Conversion of existing single family residential units for small family residential care facilities (<8 beds) or large family residential care facilities (9-14 beds) has been shown to be feasible despite relatively high real estate values. A prime example of how this potential housing resource for special needs populations can be utilized is the Head Trauma Residential Care facility reviewed under Town Land Use Permit LUP 93-30. The facility operated for a decade as a small family residential care facility (serving a maximum of six patients at any one time) until it was granted a land use permit to increase its patient capacity taking it into the large family residential care facility category. The facility serves ambulatory male adults ranging in age from 18-59 who have suffered severe head trauma. The facility works well within the residential neighborhood it occupies and is providing, in many cases, transitional housing for its residents (several patients have "graduated" out of the facility, moving on to independent living conditions.) Table 21 indicates that small family residential care facilities are permitted in all Danville residential zoning districts and that large family residential care facilities are conditionally permitted uses in all Danville residential zoning districts. The discretionary authority of the

Town to review large family residential care facilities is narrowly defined under State statutes.

Programs:

- Allow techniques such as use of smaller unit sizes, parking standard reductions and common dining facilities and fewer amenities for senior projects.
- Facilitate the development and operation of proposed small family residential care facilities (eight and fewer beds) and large family residential care facilities (9-14 beds) serving special needs households and individuals with special emphasis on meeting the housing needs of Danville residents with developmental disabilities.
- Support the development of housing for special needs populations through direct financial assistance, zoning incentives (e.g., density bonuses) and/or land write-downs (e.g., fee waiver or reduction).

Units to be Assisted:
6 to 12 beds per year

Agencies / Officials Responsible for Implementation:
Development Services Dept. - Planning Division

Time Frame:
Throughout the 2001-2006 Housing Element cycle

Pertinent Financial Resources:
Not identified

Policy 3.2 **Strive to ensure that homeless individuals and families can obtain decent, suitable and affordable shelter.**

Comments: While there are not any homeless shelters within the San Ramon Valley, there are various facilities in Contra Costa County that provided through funding made available to the Urban County. As a member-jurisdiction of the Urban County, these facilities are to be made available to qualifying households and individuals from Danville.

Programs:

- Continue to support the creation and operation of transitional housing programs operated by Contra Costa County and non-profit housing groups.
- By the end of 2002, respond to City of Livermore's request for financial assistance to be applied towards annual operational costs for the homeless shelter that is proposed to be re-opened in the Livermore area (serving the greater Tri-Valley Area).
- By mid-2003, review current zoning regulations to identify and remove obstacles to seasonal sheltering of the homeless in existing church facilities.
- By mid-2003, investigate merits of Town involvement in the San Ramon Valley Ecumencial Mission (SRVEM) program operated by Shelter, Inc. (provides interim housing to at-risk individuals and families residing in the San Ramon Valley).
- Establish and maintain an active relationship with agencies serving the Valley's homeless population (e.g., Shelter, Inc.) to secure up-to-date

information about the number, type, and needs of the homeless population in the Valley.

- By the end of 2003, partner with Shelter Inc., (and/or other agencies as deemed appropriate) to identify potential sites for development of transitional housing and to establish representative project conditions of approval that could be anticipated to be applied on such projects through the Town's Land Use Permit process.

Units to be Assisted:
Not quantified

Agencies / Officials Responsible for Implementation:
Development Services Dept. - Planning Division
Danville Police Department

Time Frame:
Ongoing efforts

Pertinent Financial Resources:
Not identified

Policy 3.3 **Require inclusion of accessible units in new residential construction projects receiving Town financial assistance.**

Comments: Persons with disabilities are likely to require assistance, which may include special housing design features, income support for those who are unable to work and in-home supportive services for persons with mobility limitations. Supportive housing and other group living situations should be located close to transit, shopping opportunities and/or community services.

Programs:

- By 2004, adjust local land use plans and development regulations (e.g., Density Bonus Ordinance, Inclusionary Housing Ordinance, proposed Infill Ordinance, etc.) as may be necessary to assure that adequate and suitable sites are made available for special needs households.
- On an ongoing basis, support development of accessible units in residential construction projects through zoning incentives (e.g., density bonuses) and/or land write-downs (e.g., fee waiver or reduction).

Units to be Assisted:
6-18 beds for 2001 - 2006

Agencies / Officials Responsible for Implementation:
Development Services Dept. - Planning Division

Time Frame:
As indicated

Pertinent Financial Resources:
Comm. Dev. Agency of the Town of Danville
- Housing Set Aside Funds
Community Development Block Grant Program

GOAL 4 CONSERVE AND IMPROVE EXISTING HOUSING AND RESIDENTIAL NEIGHBORHOODS.

Policy 4.1 **Continue to enforce a condominium conversion ordinance aimed at preserving the existing stock of rental housing and providing tenant protections for units that may be approved for conversion.**

Comments: The Town should continue to utilize the Condominium Conversion Ordinance to regulate condominium conversions of existing apartment complexes. Update of the regulations contained within the Ordinance to reflect current market conditions and to provide appropriate protections to lower and moderate income tenants occupying apartments within the community. Loss of apartment housing to conversion to common interest developments (such as condominiums) would potentially impact an important source of lower and moderate income housing. A Condominium Conversion Ordinance has been in place since incorporation to regulate condominium conversion. The Ordinance requires a permit for conversion of existing apartment units and makes provision for the protection of the rights of tenants currently residing in the units that are approved for conversion.

Programs:

- Continue to enforce the Condominium Conversion Ordinance.
- By the end of 2002, review the Condominium Conversion Ordinance to ensure the Town policies and regulations provide appropriate protections to lower and moderate income tenants.

Units to be Assisted:
Not quantified

Agencies / Officials Responsible for Implementation:
Development Services Dept. - Planning Division
City Attorney

Time Frame:
Throughout the 2001-2006 Housing Element cycle

Pertinent Financial Resources:
Not identified

Policy 4.2 **Actively partner in the County-administered weatherization and utility payment assistance program and disseminate information about the availability and nature of the program to Danville residents.**

Comments: The Town should seek to establish a more direct tie into the existing County-administered weatherization program to enable lower income homeowners and renters of Danville to make minor home repairs and energy improvements that otherwise cannot be afforded. Program is already in place but has been utilized by Danville residents on only a very

limited basis. Day-to-day administration of program is handled by the County Building Inspection Department.

Programs:

- Through the Town's quarterly newsletter and web site disseminate information on the weatherization and utility payment assistance program to potential program recipients.

Units to be Assisted:
2-5 units in five years

Agencies / Officials Responsible for Implementation:
Development Services Dept. - Building Division
Contra Costa County Community Development Dept.
Contra Costa County Building Inspection Dept.

Time Frame:
Throughout the Planning Period

Pertinent Financial Resources:
Community Development Block Grant Program

Policy 4.3 **Actively partner in the County-administered Section 8 Rental Assistance program to provide rental assistance to qualifying very low income residents.**

Comments: The Town should seek to establish a more direct tie into the existing County-administered Section 8 Rental Assistance program to provide rental assistance to qualifying very low income residents. High rental costs for housing typically serve as a barrier for use of this program in Danville, but the program criteria may allow some number of existing rental units in Town to qualify for through the program. Educating property owners of rental property about the program may lead to higher utilization of the program in Danville.

Programs:

- Disseminate information on the Section 8 Rental Assistance program to apartment project owners / managers and to potential program recipients.
- Institute an education / facilitation program to connect owners of existing apartment projects with the opportunities presented by the County's Section 8 Housing Program (and consider the merits of Danville covering any subsidy "gap" that may be present between allowable rent levels and local market-rate rent levels).

Units to be Assisted:
4-10 units in five years

Agencies / Officials Responsible for Implementation:
Development Services Dept. - Planning Division
Contra Costa County Community Development Dept.

Time Frame:
Throughout the 2001-2006 Housing Element cycle

Pertinent Financial Resources:
Section 8 Rental Assistance Program

Policy 4.4 **Maintain and improve public facilities such as roads, sidewalks, street lighting, landscaping, utilities and other improvements which enhance and improve residential neighborhoods and assist in private efforts to improve neighborhoods.**

Comments: Continue the high level of maintenance of public improvements.

Programs:

- Continue to develop and maintain critical infrastructure through the Capital Improvement Program and the Lighting and Landscape Maintenance District.

Units to be Assisted:
Not quantified

Agencies / Officials Responsible for Implementation:
Development Services Dept. - Engineering Division
Community Services Dept. - Maintenance

Time Frame:
Throughout the 2001-2006 Housing Element cycle

Pertinent Financial Resources:
Not identified

Policy 4.5 **Focus rehabilitation assistance and code enforcement efforts in areas of the Town with a high concentration of older residential structures.**

Comments: Continue code enforcement efforts to enforce both State and local regulations governing the maintenance of all buildings and properties. Danville's code enforcement program is already in place with staff handling approximately 20 – 30 cases per month. Besides complaints involving minor zoning violations, the majority of other complaints deal with property maintenance and abandoned vehicles.

Programs:

- Carry out code enforcement activities as a means to ensure the quality of the housing stock and residential neighborhoods.

Units to be Assisted:
Not quantified

Agencies / Officials Responsible for Implementation:
Development Services Dept. - Building Division

Time Frame:
Throughout the 2001-2006 Housing Element cycle

Pertinent Financial Resources:
Community Development Block Grant Program

Policy 4.6 **Actively partner in the County-administered Neighborhood Preservation Program and disseminate information about the availability and nature of the program to Danville residents.**

Comments: Contra Costa County administers, on behalf of the Urban County, the Neighborhood Preservation Program. The County Building Inspection Department serves as the lead agency in the provision of home rehabilitation

loans to low-income persons to make necessary home repairs and to improve their homes. Eligible residents may receive assistance for a variety of home repairs, including, but not limited to, re-roofing, security, exterior painting and energy conservation. Program is already in place but has not been utilized by Danville residents to date.

Programs:

- Disseminate information (quarterly newsletter and posting on Town web site) about the availability and nature of the Neighborhood Preservation Program.

Units to be Assisted:
2-5 units in five years

Agencies / Officials Responsible for Implementation:
Development Services Dept. - Building Division
Contra Costa County Community Development Dept.
Contra Costa County Building Inspection Dept.

Time Frame:
Throughout the 2001-2006 Housing Element cycle

Pertinent Financial Resources:
Community Development Block Grant Program

GOAL 5 MITIGATE POTENTIAL GOVERNMENTAL CONSTRAINTS TO HOUSING DEVELOPMENT AND AFFORDABILITY.

Policy 5.1 **Perform a comprehensive review of the Zoning and Subdivision Ordinances, and other regulations as may be deemed necessary, to ensure that Danville's policies and regulations do not inappropriately constrain housing development and affordability.**

Comments: The Town is engaged in an ongoing process of reviewing regulations for the environmental and development review and permitting process for consistency with State laws to ensure that Danville's requirements do not act as a constraint to new development. A comprehensive review of the Subdivision Ordinance is slated to occur in 2002. This should be followed up with a comprehensive review of the Zoning Ordinance. One area of immediate potential modification pertains to impact fees assessed on second dwelling units and senior apartment units.

Programs:

- By the end of 2002, initiate a fee study review for the development impact fees on second dwelling units and senior apartment units to make the development of such units more financially feasible.
- Perform regular reviews of regulations for the environmental and development review and permitting process for State law consistency.

- By the end of 2003, update multiple family residential district zoning standards to eliminate unnecessary constraints associated with smaller multiple family projects.
- On an on-going basis, fast-track the development review process for all multiple family residential projects and for affordable residential projects and for housing serving special needs populations.
- On an on-going basis, pursue technological enhancements to the Town's development review process that will speed up and/or simplify the process.

Units to be Assisted:
Not quantified

Agencies / Officials Responsible for Implementation:
Development Services Dept. - Planning Division

Time Frame:
As indicated

Pertinent Financial Resources:
Not identified

Policy 5.2 **Continue to encourage use of the Planned Unit Development (P-1) process to allow more creative and flexible design for residential developments.**

Comments: The use of the Planned Unit Development (P-1) process leads to the development of more creative and flexibly designed residential projects than could occur under conventional zoning regulations. The flexibility allowed often leads to variation in otherwise applicable standards for structure type, lot sizes, yards and setbacks and enables the development plan to better respond to specific needs or environmental constraints that are present at the development site. The P-1 regulations also allow more flexibility to mix different types of housing product within the same project. The Town eliminated the five-acre minimum parcel size restriction for P-1 projects in the mid 1990s, making the process available for use by most new projects.

Programs:

- Continue to promote use of the Planned Unit Development (P-1) process to secure more creative and flexibly designed projects to enhance the probability that an affordable housing component is included in new projects.

Units to be Assisted:
Not quantified

Agencies / Officials Responsible for Implementation:
Development Services Dept. - Planning Division

Time Frame:
Throughout the 2001-2006 Housing Element cycle

Pertinent Financial Resources:
Not identified

GOAL 6 PROMOTE EQUAL OPPORTUNITY FOR ALL RESIDENTS TO RESIDE IN THE HOUSING OF THEIR CHOICE.

Policy 6.1 **Prohibit discrimination in the sale or rental of housing to anyone on the basis of race, color ancestry, national origin, religion, disability, sex, sexual orientation, familial status, marital status or other such arbitrary factors.**

Comments: The County allocates CDBG funds to local non-profit organizations for fair housing counseling and legal services. Services offered typically include advocacy and collaboration in support of fair housing; public outreach and education regarding fair housing rights; specialized fair housing training; and discrimination complaint processing and investigation. Local governments' role in the housing element is to identify strategies that will support and implement fair housing laws. Local governments may not impose different requirements on government-assisted residential developments or emergency shelters than those imposed on non-assisted developments.

Programs:

- Distribute fair housing information to developers, realtors, building owners, and renters. As appropriate, refer inquiries/complaints pertaining to fair housing issues to the Department of Fair Employment and Housing.
- Actively enforce building regulation accessibility requirements for new multiple family housing and for housing that requires extensive renovation.

Units to be Assisted:
Not quantified

Agencies / Officials Responsible for Implementation:
Development Services Dept. - Planning Division
City Attorney

Time Frame:
Throughout the 2001-2006 Housing Element cycle

Pertinent Financial Resources:
Community Development Block Grant Program

GOAL 7 PRESERVE THE EXISTING AFFORDABLE HOUSING STOCK.

Policy 7.1 **Preserve existing affordable housing developments at risk of converting to market-rate housing.**

Comments: Over the period of time covered by the 2001 – 2006 Housing Element cycle, some small number of Danville's affordable housing projects may become at risk of conversion to market-rate housing. The Town needs to monitor the status of these projects to determine if their status indeed is at risk and, as appropriate, to identify possible steps that can be taken to retain the affordability component in the projects.

Programs:

- Monitor projects that may become at risk to convert to market-rate housing.

Units to be Assisted:
Not quantified

Time Frame:
Throughout the 2001-2006 Housing Element cycle

Agencies / Officials Responsible for Implementation:
Development Services Dept. - Planning Division

Pertinent Financial Resources:
Not identified

APPENDIX A. EVALUATION OF ACCOMPLISHMENTS UNDER ADOPTED 1990 – 1995 HOUSING ELEMENT

GOAL 1.0	**PRESERVE AND ENHANCE EXISTING RESIDENTIAL NEIGHBORHOODS AND ENCOURAGE THE PRACTICE OF FAIR HOUSING**
Policy 1.1	**Maintain and improve public facilities such as roads, sidewalks, street lighting, landscaping, utilities and other improvements that enhance and improve residential neighborhoods.**
Objective:	Continue the high level of maintenance of public improvements.
Actions Taken:	Continue activity under the Capital Improvement Program and Lighting and Landscape Maintenance District.
Unit Production:	Projected: Not applicable. Actual : Not applicable
Comments:	The Town has an ongoing Capital Improvement Program (CIP). The CIP is a compilation of the capital improvements planned for construction over the next five year period in Danville. It includes cost estimates, the phasing of specific improvements and associated costs, and methods with which specific improvements will be financed. Benefit assessment district financing has been successfully used as another way to finance infrastructure improvements in the Town. Additionally, the Town utilizes the Commercial Transportation Improvement Program (CTIP) and the Residential Transportation Improvement Program (RTIP) requiring new development to pay a fee to offset impacts upon local transportation improvements.
Policy 1.2	**Maintain regular contact between Town staff and neighborhood associations to review maintenance and improvement plans and assist in private efforts to improve neighborhoods.**
Objective:	Assure good communication between the neighborhood organizations and Town staff.
Actions Taken:	Continue existing noticing and information efforts.
Unit Production:	Projected: Not applicable. Actual : Not applicable
Comments:	Enhanced communication between Town staff and neighborhood associations was provided through (1) use of expanded project notification procedures (including liberal use of project pre-submittal meetings putting project developers in contact with existing neighborhoods and use of earlier and more extensive project noticing – including full notification of receipt of a formal application); (2) through of the quarterly Danville Today publications; and (3) through outreach efforts for the General Plan Update Effort.
Policy 1.3	**Assure that new residential projects proposed within existing neighborhoods are compatible with the neighborhood's character. For purposes of this Element, compatibility may be interpreted to allow different lot size, unit size or product type present in the neighborhood.**
Objective:	Assure compatibility of new residential projects with existing neighborhoods.
Actions taken:	The Town will maintain design standards for all residential developments.
Unit Production:	Projected: Not applicable. Actual : Not applicable

Comments:	Neighborhood involvement in the environmental and development review process is actively sought (see comments for Policy 1.2. The decade period of 1988 – 1998 saw extensive variety in the type of housing that was produced. "New" product introduced and integrated into the community during this period included, as a sampling, a 21 du/ac townhouse "two-over-parking" project (Kaufman & Broad-Shadowhawk); a 17 du/ac apartment project with attached enclosed parking (Castle-Greentree Apartments); a 13 du/ac detached "motor court" housing project (Pacific Union-Stoneybook); the 5 du/ac detached single family projects utilizing corner lot duet units as the project's inclusionary housing (e.g., Pulte – Lawrence II); a mixed sfr and mfr project (Ryland Homes – Ryland Cottages); and projects using for-rent below market rate units second units as the project's inclusionary housing (e.g., Braddock & Logan-Valerosa).
Policy 1.4	**Support the efforts of local, State and federal agencies to eliminate housing discrimination.**
Objective:	To support efforts to ensure non-discrimination in housing.
Actions taken:	Tie into CDBG efforts of the County, disseminate fair housing information, and refer fair housing complaints to the appropriate agency.
Unit Production:	Projected: Not applicable. Actual : Not applicable
Comments:	Danville participates in the CDBG program through the County (part of the Contra Costa Urban County).

GOAL 2.0	**PROMOTE DEVELOPMENT OF AFFORDABLE HOUSING**
Policy 2.1	**Develop medium to high density housing in the downtown area on land currently designated for multi-family use when the development incorporates affordable and/or affordable senior housing units.**
Objective:	Ongoing development and redevelopment activity creates an opportunity to include affordable senior housing the downtown area.
Actions taken:	Approvals in the downtown area were granted for three multiple family residential projects (100 total units). The 88-unit Stoneybrook project was constructed after a general plan amendment that changed the land use designation of the 13+ acre site from Mixed Use – Commercial to a mixture of Residential – Multiple Family – Medium Density and Public and Open Space – Public and Semi-Public. The project paid an inclusionary housing fee of $377,000 in lieu of developing eight moderate income units and five very low income units. (Note: This fee was initially to be utilized towards land costs for a planned redevelopment of the old Danville Library site into a 13-unit affordable housing project to be developed in conjunction with a non-profit housing developer. The in-lieu fee was subsequently redirected towards the purchase of the Laurel Drive site for the planned 75-unit senior affordable apartment project to be built in partnership with Bridge Housing.) The two other downtown projects were half-acre sites, each redeveloped with five market-rate units and with each project containing an attached for-rent very low income second dwelling unit component (three total units were integrated into the projects).
Unit Production:	Projected: Up to 200 senior units. Actual: 100 units

Comments:	With the adoption of the Danville 2010 General Plan, the Town set minimum densities for the multiple family residential properties in the Downtown Area. The Plan also identified the "Morris/Dannenberg" site as an opportunity site for higher density housing, indicating that the merits of applying a density bonus on the site should be considered to assist in the provision of affordable housing on this site. The site was subsequently purchased by the Danville Redevelopment Agency for the planned 75-unit senior affordable apartment project to be built in partnership with Bridge Housing.
Policy 2.2	**Support development of affordable housing for the mentally disabled.**
Objective:	Provide affordable housing opportunities for the mentally disabled.
Actions taken:	Land use permit approval lead to the conversion of a single family residence into a group home providing housing for up to eight mentally disabled individuals. Town cooperation with Contra Costa County lead to the development of the Home for Jewish Parents senior assisted living facility (Town abandonment 1.0+/- acres of public right-of-way was necessary to make development of the 4.5+/- acre project feasible), which operates 31 of 248 beds as a dementia unit. Land use permit approval lead to the construction of the Diablo Road senior assisted living facilities which operates a dementia unit. Land use approval lead to the construction of the West El Pintado senior assisted living facility, which operates a dementia unit.
Unit Production:	Projected: Housing for 6 to 15 persons. Actual: Group quarters for 100+/- persons.
Comments:	In addition to the actions cited above, the Town worked with a non-profit housing group Housing for Independent Persons (HIP) about the prospects of redeveloping a church site into a group quarters facility serving mentally disabled residents. HIP ultimately passed on that site and sought an alternate location in San Ramon. The church site (on Podva Road) was ultimately redeveloped as the 38-unit Greentree Apartments project.
Policy 2.3	**Cultivate contacts with non-profit housing providers with an ultimate goal of developing rental units in the downtown area which are affordable to very low and low income households.**
Objective:	Private non-profit housing organizations have advantages in securing funds, tax credits and other incentives for development of affordable housing as well as expertise in building affordable housing. These advantages may enhance Danville's ability to meet affordable housing objectives.

Actions taken:	A "silent second" loan program was implemented by the Town utilizing a partnership between the Town, Northbay Ecumenical Homes (NEH) and a local financial institution. The program was funded for three years (with $700,000 committed by both the Town and the financial institution) with a goal of providing silent seconds to facilitate the purchase of existing housing units by low and moderate income households. See discussion in "Comments" below regarding Town actions with Eden Housing.
Unit Production:	Projected: Not quantified. Actual: No units developed.
Comments:	The silent second program was discontinued for lack of success in the identification of appropriate sites for purchase. The program funded only two silent seconds. After purchasing the old County library site (an 0.5+/- acre site at Hartz Way and Laurel Drive), the Town initiated discussions with Eden Housing for the possible development and management of a thirteen-unit affordable apartment project. The project ultimately did not go forward (site was too expensive on a unit-by-unit basis and was too small to be effectively managed) and the site was sold for private use (old library structure was remodeled for use as a mortuary).
Policy 2.4	**Rezone vacant land to increase allowable residential densities where the integrity of existing residential neighborhoods will not be disrupted and where an affordable housing component is included.**
Objective:	Some of the remaining vacant land in Danville could be developed at densities higher than currently zoned. In order to avoid immediately increasing land values through granting of rezoning entitlements (and therefore losing the potential economic inducement to provide affordable or senior housing units), provisions would be imposed requiring a project to be designed simultaneously with the consideration of the rezoning entitlement. This would provide a mechanism to maintain the current land values. If a project including affordable and / or senior housing did not develop, then underlying zoning would prevail.
Actions taken:	Stoneybrook – The 88-unit Stoneybrook project occupying a seven-plus acre portion of the old Charlotte Wood Intermediate School site was constructed after a general plan amendment that changed the land use designation of the 13+ acre site from Mixed Use – Commercial to a mixture of Residential – Multiple Family – Medium Density and Public and Open Space – Public and Semi-Public. Ryland Homes – The 39-unit for-sale mfr/sfr project occupying a 3.3+/- acre site along La Gonda Way was constructed after a general plan amendment that changed the land use designation of site from Commercial – Limited Office to a Mixed Use designation that allowing office use or multiple family residential medium density (i.e., 13-21 du/ac). Castle Construction Co. – The 40-unit for sale mfr project occupying a 4.0+/- site within the Old Blackhawk Road Specific Plan Area was authorized after a general plan amendment that changed the land use designation of the site from a Public and Open Space – Public and Semi-Public designation to a Residential - Multiple Family - Low Density designation (i.e., 7-12 du/ac).

Unit Production:	Projected: Not quantified. Actual:
Comments:	Three rezoning actions were taken involving fourteen-plus acres that allowed a total of 167 multiple family residential units to be constructed.
Policy 2.5	**Promote density bonuses to developers that build affordable housing units in addition to those bonuses required by State law.**
Objective:	Government Code Section 65915 requires cities to grant a density bonus of at least 25 percent over base zoning density and an additional incentives or financial subsidies to a developer of a housing development agreeing to construct at least 1) 20 percent of the units for lower income households; or 2) 10 percent of the units for very low income households; or 3) 50 percent of the units for senior citizens.
Actions taken:	Bas Homes – The 72-unit detached and attached sfr project approved in December, 1990 (bas of Tassajara II") was granted a 10% density bonus as a result of the imposition of a requirement that fourteen units in the project be deed restricted to be designated, set aside and retained as for-sale units for moderate income households. Danville adopted a Density Bonus Ordinance in 1994. As an incentive to the provision of affordable housing, Danville's regulation provide a greater density bonus than offered under State regulations (i.e., 30% versus 25%) and allow a shorter term of affordability than required under State regulations. Density bonus discussion also involved the Town-owned site previously occupied by the Danville Library, wherein Town was set to grant a density bonus for a planned Town / Eden Housing -sponsored project (13 rental units on ½ acre would have involved a 25%+/- density bonus).
Unit Production:	Projected: Not quantified. Actual: A 72-unit project was given a 7-unit density bonus
Comments:	The bas II project was the first Danville project incorporating affordable units into the project as a result of inclusionary housing policies.
Policy 2.6	**Establish guidelines for private sector land assembly projects in order to provide affordable housing units.**
Objective:	Underutilized property can be assembled and redeveloped by the private sector to a higher intensity use. The Town will provide developers that are pursuing such projects with the standards and criteria that will be applied to such projects, including the incentives and density bonuses that are available.
Actions taken:	Specific Plan for the Old Blackhawk Road Area set out land assembly requirements to allow change from rural residential to various other residential designations. Also, the Ryland Homes project dealt indirectly with the land assembly requirements from the La Gonda / El Cerro Specific Plan.
Unit Production:	Projected: Not quantified. Actual: Actions lead to the development of 78 multiple family residential units.
Comments:	The Town did not prepare "Parcel Assembly and Redevelopment Guidelines" as called for by this Policy.

Policy 2.7	**Review existing development standards, design guidelines, fees, and application processing time to determine and make changes where such changes would provide a streamlined processing time, translating to lower cost of development for affordable housing units.**
Objective:	Lower the cost of affordable housing by relaxation of certain development standards (e.g., consider adjusting numerical parking requirements for senior housing projects), design guidelines, or fees that add substantially to development cost and streamline the process time and expedite projects proposing affordable housing units.
Actions taken:	The Town-controlled development fees due from the fourteen for-sale below market rate units in the bas Homes 72-unit project approved in December, 1990 (bas of Tassajara II") were waived (totaling $6,500+/- per unit). The Town relaxed (i.e., cut in half+/-_) the transportation improvement projects that were linked to the redevelopment of the Charlotte Wood Intermediate School site in the downtown area after the approved commercial project for that site fell through and a residential builder was brought to the site. The resultant project (Stoneybrook) benefited from relaxed parking standards (allowed to use tandem parking for 20% of the units in the project) and were allowed to cover their inclusionary housing obligation through the payment of an in-lieu fee.
Unit Production:	Projected: Not quantified. Actual: A 72-unit and 88-unit project were direct beneficiaries of Town actions.
Comments:	The bas project was close to going back to the lender prior to commencement of construction. The Town's actions to facilitate the project kept it financial viable. The Stoneybrook project would not have developed without the Town's assistance.
Policy 2.8	**Supplement "residential units per acre" density standards with "floor area ratios" density standards for high density multiple family designated lands when an affordable housing component is included.**
Objective:	Current density standards may not provide adequate flexibility for multi-family projects. A "Floor Area Ratio" (FAR) approach, such as used for retail/commercial projects, might will more flexibility and thus provide an incentive for multiple family housing. Developers will have the option of building more units with the same total square footage.
Actions taken:	See "Comments" section below
Unit Production:	Projected: Not quantified. Actual: Not applicable.

Comments:	This policy envisioned that there would be merit in amending the zoning regulations to supplement unit density standards with FAR standards (to encourage the development of multiple family housing). In practice, the Town saw a need to implement minimum density standards for the land designated for multiple family residential development because builders favored low density detached product types over any attached housing or higher density detached housing. The Town encountered ongoing pressure from developers seeking approval to build at or below established density ranges. For a majority of the multiple family residential sites developed between 1988 and 1998, the Town's development review process was utilized to proactively encourage builders to consider using residential product types with higher densities than sought by the builders. On one of the Town's major multiple family sites (the thirteen acre site originally approved for development by Lincoln Properties for 256 apartments), the Town had to actively dissuade dozens of potential builders who sought to change the site's land use designation from Residential - Multiple Family - Medium Density 13-21 units per acre to Residential – Single Family – Medium Density 3-5 units per acre or Residential – Multiple/Single Family 4-7 units per acre.
Policy 2.9	**Allow for the development of second units and conduct regular reviews of the Second Unit Ordinance for ways to encourage increased development of second units.**
Objective:	Increase the production of second units within existing single family areas. In areas where the dominant land use is single family residential, second units can provide a substantial source of housing.
Actions taken:	Since incorporation, the Town of Danville has authorized 100+/- second dwelling units through the land use permit process. While occupancy considerations are generally consistent with State regulations (Town regulations are more flexible on the allowable size of the units and do not favor use of attached vs. detached second units). Ordinance was amended in 1994 to streamline the LUP review process and use of "consent calendar" before the Planning Commission. A "How-to" brochure was created to explain the land use permit process for second units and to promote their development.
Unit Production:	Projected: Not quantified. Actual: Approvals for 44 second units were granted between 1988 and 1998.
Comments:	Further facilitating the development of second dwelling units in Danville is a recent amendment to the Town's Inclusionary Housing Ordinance that allows use of below market rate for-rent second dwelling units to meet a project's requirement for the provision of affordable housing.

Policy 2.10	**Adopt an inclusionary housing ordinance requiring 15 percent of the total units in residential projects of 20 or more units to be low and/or moderate affordable units. The ordinance should include an "in lieu" fee schedule which is tiered to cover projects of all sizes (i.e., not just projects of 20 or more units). The ordinance should allow the "in-lieu" option to be exercised only for those projects where inclusion of affordable units is not practical, as determined by the Town.**
Objective:	Require the development of 15 percent low to moderate income housing when granting new development entitlements. Assure long term affordability of the units is achieved. Require an "in lieu" fee, at the Town's discretion, to generate revenue for affordable housing projects in other parts of the Town.
Actions taken:	The Town's Inclusionary Housing Ordinance regulations have been imposed on sixteen projects (through end of 1998). The regulations have resulted in the provision of an affordable housing component in each of the sixteen projects. A total of 29 for-sale below market rate for moderate income households were developed. A total of 21 below market rate for-rent second dwelling units for low income households were developed. Inclusionary housing regulations contained within Community Redevelopment Law (applies to Danville's Redevelopment Area) have been implemented by Danville on three projects within the downtown area. Those regulations resulted in the provision of three below market rate for-rent second dwelling units for very low income households and the payment of an inclusionary housing fee of ($377,000) by one project. (Note: The in-lieu fee has been applied towards the purchase of the Laurel Drive senior affordable housing site in the downtown area.)
Unit Production:	Projected: Not quantified. Actual: Approvals for 44 second units were granted between 1988 and 1998.
Comments:	Danville's Inclusionary Housing Ordinance was adopted in 1994. The ordinance stipulates that all new residential projects of eight or more units shall incorporate affordable units. Depending on the density of the project and the term the affordability will be guaranteed, the minimum percentage of affordable units in a project ranges from 10% to 15%. Paying an in-lieu fee is not encouraged by Ordinance. For-sale affordable units developed under this program target 3- and 4-person moderate income households earning ≤ 110% of median income. Amendment in 1998 establishes a new "tool" - i.e., the use of below market rate for-rent second dwelling units that target low income 1- and 2-person households and require a 25% "match" of second units to the number of market-rate units.
Policy 2.11	**Amend the Zoning Ordinance and the General Plan to include a High Density Multi-Family Residential District (e.g. 22 - 29 du/acre) for use only to encourage development of affordable housing.**
Objective:	Provide areas and methology for development at densities higher than allowed under the current provisions of the Zoning Ordinance and General Plan.

Actions taken:	The Town did not create a High Density Multiple Family Residential District. Related actions that were taken by the Town included approvals through the land use permit process of several assisted living facilities where FAR is in 75%+ range and bed/unit count, when coupled with square footage per unit totals, achieve a similar end result to that envisioned by this policy. Actions taken during the General Plan Update effort relative to the Laurel Drive Morris/Dannenburg sites also paralleled the intent of this policy (i.e., setting stage to encourage / accommodate multiple family residential development at higher densities and lower average unit size.
Unit Production:	Projected: Not quantified. Actual: No units developed.
Comments:	See above "Actions taken" section.
Policy 2.12	**Assess the feasibility of amending the Zoning Ordinance and the General Plan to allow use of an overlay district for development of small in-fill single family residential projects at densities exceeding those allowed by the underlying general plan and zoning designations, when an affordable component is provided.**
Objective:	Provide areas and methodology for selected development of affordable housing at densities higher than allowed under the current provisions of the Zoning Ordinance and General Plan.
Actions taken:	Specific action called for in Policy 2.12 was not taken.
Unit Production:	Projected: Not quantified. Actual: No units developed.
Comments:	The Town choose not to perform the analysis called for by this policy. This decision was made in light of the fact that the Town was gearing up to update its general plan. It was decided that the intent of Policy 2.12 could be met through a planned Town-wide review of vacant or underutilized sites. Over fifty sites were chosen for review as a preliminary part of the general plan update effort. The goal of the review was to locate sites that might be utilized for "under-represented" land uses - including multiple family residential development. (Note: The General Plan update was approved in August, 1999 and resulted in changed land use designation of three sites to accommodate multiple family residential uses. New general plan policies regarding mixed use development, including policies pertaining to use of housing joined in commercial areas, was placed into the Danville 2010 General Plan. The recent amendment to the Town's Inclusionary Housing Ordinance that allows use of below market rate for-rent second dwelling units to meet a project's requirement for the provision of affordable housing provides another potential manner to allow small in-fill single family residential projects.

Policy 2.13	**Create a Housing Advisory Committee to provide ongoing review and support of the goals of the Housing Element.**
Objective:	Establish a support committee to further the goals and policies of the Housing Element, to monitor the Town's progress on the development of affordable housing, and provide a forum for the annual mandated reporting. Identify staff responsibility to monitor and enforce affordability requirements, identify and pursue funding for affordable housing and promote development of affordable housing.
Actions taken:	A "Housing Advisory Committee" was not established.
Unit Production:	Projected: Not applicable. Actual : Not applicable
Comments:	The Town Council has served as the "Housing Advisory Committee" since their approval of the 1990-1995 Housing Element. For the past decade-plus, the Town has had to prepare and submit a questionnaire that, in part, indicates its ongoing efforts to promote the development of affordable housing. On an annual basis the questionnaire (the Annual Compliance Checklist for Measure C – the ½ cent sales tax in Contra Costa County) is presented to the Town Council at a public hearing for review and discussion. The annual process is linked to the Town's receipt of "return to source" funds. Failure to document adequate efforts in the area of affordable housing is cause to lose return to source funds. Implementation of inclusionary housing policies keeps affordable housing issues "in front' of the Planning Commission and the Town Council. Given the fact that 23 residential projects have participated in the inclusionary housing program, a high percentage of Commission or Council regular hearings have an agendized item is directly related to the Town's affordable housing program.

GOAL 3.0	**PROMOTE HOME OWNERSHIP FOR MODERATE INCOME BUYERS**
Policy 3.1	**Encourage private sector (banks, mortgage brokers and home builders) to develop a program to facilitate home purchases by first time home buyers.**
Objective:	Providing housing for the "first time buyer" is critical to the overall housing market. At the present time it has become increasingly difficult for first time buyers to purchase homes in Danville.
Actions Taken:	This program will publicize resources available to first time buyers and to pursue additional sources of financing. The Town should cooperate with developers and builders to promote first time home buyers. New sources of financing may include low interest loans, land write downs, and/or equity sharing loans.
Unit Production:	Projected: Not applicable. Actual: Not applicable
Comments:	Danville participates in the CDBG program through the County (part of the Contra Costa Urban County). CDBG funds are used in part for first-time homebuyer assistance.

GOAL 4.0	**EXPAND FINANCIAL RESOURCES FOR AFFORDABLE HOUSING**
Policy 4.1	**Apply the 20% of redevelopment area tax increment revenue required for affordable housing in a manner that maximizes affordable housing production.**
Objective:	Identify the most efficient use of the Town's Redevelopment Agency tax increment housing set-aside.
Actions Taken:	The Town has researched options for using the housing set aside funds. On the basis of the study and subsequent recommendations, the Town decided to commit the redevelopment housing set-aside funds towards the purchase of a site for an affordable senior housing rental project. The Town accumulates around $200,000 in its housing trust fund. This funding is available for affordable housing projects and/or subsidies.
Unit Production:	Projected: Not applicable. Actual: Not applicable
Comments:	In accordance with California Redevelopment Law, the Danville Redevelopment Agency sets aside 20% of all tax increment revenue generated from its redevelopment project area to fund projects that increase, improve or preserve the supply of affordable housing. Both current and future revenue from the Agency Housing Fund will be directed to the 75-unit Bridge Housing / Town of Danville affordable senior housing apartment project to be built in the Downtown Area.
Policy 4.2	**Pursue HOME and Community Development Block Grant money and other bond and grant money that may become available to fund affordable housing projects and programs.**
Objective:	Maximize the amount of HOME funds, Community Development Block Grant money, as well as other bond and grant funds available from state and federal sources.
Actions Taken:	Identify and monitor developments in available grant and bond funding. Develop affordable housing programs and projects that help attract grant and bond funds.
Unit Production:	Projected: Not applicable. Actual: Not applicable
Comments:	Contra Costa County administers the CDBG Program for thirteen Contra Costa jurisdictions who are collectively referred to as the Contra Costa Urban County. Half the funding each year is reserved for programs and projects to increase and maintain the supply of affordable housing in the Urban County. CDBG funds are used for site acquisition, rehabilitation, first-time homebuyer assistance, development of emergency and transitional shelters and fair housing / housing counseling activities. Additional activities in support of the new construction of affordable housing include site acquisition, site clearance and the refinancing of related infrastructure and public facility improvements.
Policy 4.3	**Explore the use of mortgage revenue bonds as a means to finance affordable housing development.**
Objective:	Utilize available mortgage revenue bond funds available through the County Community Development Department and/or the State of California.
Actions Taken:	Identify and evaluate the availability and usefulness of mortgage revenue bonds.

Unit Production:	Projected: Not applicable. Actual: Not applicable
Comments:	Town has not chosen to sell bonds to date. Town is currently considering the merits of selling bonds to leverage future housing fund dollars from tax increment of Redevelopment Area (to be directed to Laurel Senior Housing Project).

GOAL 5.0	**PROTECT LONG TERM AFFORDABILITY OF NEW UNITS**
Policy 5.1	**Encourage non-profit development and ownership of affordable rental units.**
Objective:	Ownership of units by non-profits, whose specific purpose is to provide housing to low and moderate income households, provides a degree of assurance that units will remain affordable over time.
Actions Taken:	Identify and interview non-profit housing organizations to determine how cooperative ventures could be established.
Unit Production:	Projected: Not applicable. Actual: Not applicable
Comments:	Preliminary discussions occurred involving theTown-owned site previously occupied by the Danville Library, where a Town / Eden Housing – sponsored project was considered (13 rental units on ½ acre). Town initiated discussions with non-profit housing organizations concerning the 2.5+ acre Laurel Drive Morris/Dannenburg site (ultimately selecting Bridge Housing as the Town's partner for a 75-unit affordable senior apartment project.
Policy 5.2	**Require that all affordable housing development subsidized by the Town contain provisions that assure long term affordability mechanisms.**
Objective:	Maintain affordability for intended period of time through well written contracts and ongoing monitoring for compliance.
Actions Taken:	Review all housing development contracts for mechanisms to assure long term affordability. As an example, projects developed by a partnership with a non-profit partner might include sale of the property to the non-profit at the termination of the partnership.
Unit Production:	Projected: Not applicable. Actual: Not applicable
Comments:	Long term affordability provisions are integrated into the various types of affordable housing agreements.

GOAL 6.0	**PROMOTE AFFORDABLE HOUSING DEVELOPMENT THROUGH LOCAL AND INTERGOVERNMENTAL COOPERATION**
Policy 6.1	**Cooperate with regional initiatives to generate funding for affordable housing.**
Objective:	Providing affordable housing is a regional issue that deserves a regional solution. The Town of Danville will cooperate with nearby cities and the county to help achieve regional or sub-regional affordable housing targets. An informal organization similar to the Tri-Valley Transportation Council could be established.
Actions Taken:	Town staff and Council members initiate contacts with other jurisdictions.

Unit Production:	Projected: Not applicable. Actual: Not applicable
Comments:	Ongoing presence is maintained with the Tri-Valley Affordable Housing Committee. Town also serves in somewhat of a "watch-dog" role relative the County's implementation of affordable housing program for the Dougherty Valley project.
Policy 6.2	**Give preference to people working in Danville when renting affordable units that are subsidized by the Town or Community Development Agency.**
Objective:	Although Danville will continue to have more housing than jobs, existing and expected housing development is too expensive for many of the workers expected to fill new jobs.
Actions Taken:	Where there is competition for ownership or rental units assisted by the Town, give preference to qualified applicants that are employed in Danville.
Unit Production:	Projected: Not applicable. Actual: Not applicable
Comments:	The only applicable item was the preference given to Danville renters and employees for the short-lived "silent second" program.
Policy 6.3	**Request exemptions or reductions in development fees charged by other agencies upon affordable housing projects.**
Objective:	Development fees are one factor that increases the cost of development and inhibits development of affordable housing. Cooperation with other agencies charging development fees (e.g., the Central Contra Costa Sanitary District, the East Bay Municipal Utility District, etc.) should be pursued in an attempt to reduce or eliminate fees on new affordable housing units.
Actions Taken:	Prepare and distribute a letter requesting fee exemptions.
Unit Production:	Projected: Not applicable. Actual: Not applicable
Comments:	Not much done in this area beyond pressing for action from utility service companies on a couple second unit projects built by Braddock and Logan.

Appendix B

Housing Element Review Worksheet

This appendix has been excerpted with permission from the State of California, Department of Housing and Community Development.

Locality TOWN OF DANVILLE Draft _____ Adopted ✓ HCD Receipt Date _____
Contact Person KEVIN GAILEY, CHIEF OF PLANNING Phone # 925.314.3305 Coastal Zone _____

Section numbers refer to the Government Code Article 10.6. Please provide the information referred to and the element page number(s) where the information is located.

I. Review and Revision

Page #

A. Evaluation and revision of the previous element according to the criteria of Section 65588(a) and (b). — 79-83

"Effectiveness of the element" (Section 65588(a)(2)): a review of the actual results of the previous element's goals, objectives, policies, and programs. The results should be quantified where possible (e.g., mitigation of governmental constraints). — 79-83 AND APPENDIX A

"Progress in implementation" (Section 65588(a)(3)): An analysis of the significant difference between what was projected or planned in the previous element and what was achieved. — 80 (TABLE 30)

"Appropriateness of goals, objectives and policies" (Section 65588(a)(1)): A description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the previous element. — 79-83 AND APPENDIX A

II. Housing Needs (65583(a))

	Owner	Renter	Total	Page #
A. Number of existing households and housing units				
1. Households	13,198	1,618	14,816	13
2. Housing units			15,130	5
B. Lower income households overpaying for housing				
1. Total number (1990)	2,158	582	2,740	24
2. percent lower income (income < $50,000 in 1990)			1,838	25
C. Special housing needs analyses and estimated number of households				
1. Disabled (persons)			1,595	14-16
2. Elderly (households)	2,482	297	2,779	14 & 15
3. Large households	1,388	126	1,506	15-17
4. Farmworkers (persons)			149	15 & 17
5. Families with female head (households)			623	15 & 16
6. Homeless			n/a	17-19
7. Other _____	-	-	-	-
D. Number of overcrowded households	45	40	85	25 & 30
E. Number of housing units needing rehabilitation			<50 UNITS	21
F. Number of housing units needing replacement			0	21
G. Analysis of existing assisted housing projects at-risk			1) 10 UNITS 2) 89-BED RESID'L CARE FACILITY	25

II. Housing Needs (continued)

Page # 3

H. Five-year projected new construction needs, including the locality's share of the regional housing needs as determined by COG or HCD, specify the time frame of the projections _____ and enter the construction need figures in the table below.

Income Category	*Five Year Construction Needs*
Very low (0-50% of median income)	140
Other lower ~~(50-80%)~~ (50 - 75%)	88
Moderate ~~(80-120%)~~ (75% - 120%)	216
Above Moderate (over 120%)	666
Total Units	1,110

I. Employment and population trends 5-12

III. Land Inventory (Sections 65583, 65583(a))

Summarize in the table below the information on sites suitable for residential development within the five-year planning period of the element. List page(s) where this topic is discussed, including the discussion of availability of services and facilities for the sites identified in the land inventory. NOTE: DOES NOT COUNT UNITS BUILT 7/1/99 THRU 8/15/01 - TOTALING 433 UNITS OR 107 EXISTING

Zoning/permitted housing type	Number of acres	Density range (units/acre)	Availability of services & facilities (e.g., infrastructure)	Dwelling unit capacity	Page No.
Single family	175 ±	1 DU/5 ACS; 1 DU/AC; 1-3 DU/AC; 3-5 DU/AC; 4-7 DU/AC	NO IDENTIFIED CONSTRAINTS	400 +/-	52-66
Multifamily and rental	40.8 ±	7-12 DU/AC; 13-17 DU/AC; 13-22 DU/AC; 18-22 DU/AC	"	675 +/-	64
Mobilehomes, manufactured housing, mobile-home parks	ALLOWED IN	ALL SFR SITES	"	NOT CALCULATED	40
Emergency shelter and transitional housing	ALLOWED IN ALL SFR SITES WITH ISSUANCE OF LAND USE PERMIT		"	NOT CALCULATED	40
Farmworker Housing	ALLOWED IN ALL SFR SITES WITH ISSUANCE OF LAND USE PERMIT		"	NOT CALCULATED	40
Sites with residential redevelopment potential and or mixed-use (within timeframe of element) (64) (54 & 64) (53)	RYLAND 3.2 THIESSEN 1.6 WOODRANCH MOBILE 6.0 (OF 12.1) 10.8	13- DU/AC 18-22 DU/AC 13-22 DU/AC	"	235 +/- UNITS	52,533 63
Currently non-residential (UNDEVELOPED COMMERCIAL)	6 +/-	40% FAR	NO IDENTIFIED CONSTRAINTS	n/a	n/a
Other	-	-	-	-	-
TOTAL	235 +/-	-	-	-	-

IV. Constraints on Housing (Section 65583(a)(4) and (5))

List pages where the housing constraints listed below are discussed:

	Page #
A. Governmental Constraints	
Land use controls (e.g., zoning, growth controls, open space requirements)	33-40
Codes and enforcement (e.g., any local amendments to UBC, degree or type of enforcement)	33-39, 46, 41, 47 & 48
On/Off-site improvements (e.g., curbing requirements, street widths, circulation improvements)	41
Fees & exactions (permit fees & land dedication or other requirements imposed on developers)	42-47
Processing and permit procedures (e.g., processing times, approval procedures)	41-43
Other governmental constraints	41
B. Nongovernmental Constraints	
1. Availability of financing	32
2. Price of land	32
3. Cost of construction	32
4. Other nongovernmental constraints	32

V. Quantified Objectives (Section 65583(b))

List quantified objectives for the maximum number of housing units (by income level) over the five-year time frame of the element to be:

	Very Low	Low	Moderate	Above Moderate
A. Constructed	77	48	86	943
B. Rehabilitated	-	-	-	-
C. Conserved	-	-	-	-

VI. Other Topics

List pages where the following topics are discussed:

A. Efforts to achieve public participation of all economic segments of the community in the development of the element (Section 65583(c))	2
B. Analysis of opportunities for energy conservation in residential development (Section 65583(a)(7))	77 & 78
C. Description of means by which consistency will be achieved with other general plan elements (Section 65583(c))	4
E. For Coastal Zone localities, list the pages where the required information regarding construction, demolitions, and conversions within the coastal zone are provided Section (65583(c) and (d)).	n/a

VII. Housing Programs (65583(c)). Summarize programs in the element.

Program Purpose		Program Action(s)	Agency Responsible	Time Frame	Page No.
Provide adequate sites (65583(c)(1))					
1 Insure total dwelling capacity equal to new construction need	POLICIES 1.1; 1.2, 1.3, 1.4 1.7,	1.8 & 1.9	VARIOUS	VARIES	85 - 91
2 Provide sites suitable for a variety of types of housing for all income levels, including rental housing and manufactured housing, homeless shelters and transitional housing, farmworker housing	[SEE SECTION	IV.A - AVAILABILITY OF SITES FOR HOUSING PGS 52 - 65]			
	[SEE SECTION	III B.1 & RESIDENTIAL DEVELOPMENT	B.2 - LAND USE CONTROLS & STANDARDS		PGS. 33-39]
Assist in the development of adequate housing to meet the needs of low and moderate income households (65583(c)(2))					
1 Utilize federal and state financing and subsidies	POLICIES 1.4; 2.8; 4.3;	1.5; 1-7; 2.9; 4-2; 4.5 & 4.6	VARIOUS	VARIES	88 - 102
		[SEE SECTION IV.B RESOURCES PGS.			FINANCIAL 74-76]
2 Provide regulatory concessions and incentives	POLICIES 1.1; 1.9; 4.6;	1.3; 1.4 2.1; 2.4; 5.1 & 5.2	VARIOUS	VARIES	85-104
Address and, where appropriate and legally possible, remove governmental constraints (65583(c)(3))					
1 Land use controls 2 Building codes 3 Site improvements 4 Fees and exactions 5 Processing and permit procedures	POLICIES	5.1 & 5.2	PLNG. DIV.	REVIEW BY 2003	103 & 104
	[SEE SECTION III.B - GOVERNMENTAL CONSTRAINTS PGS 33-41]				
Conserve and improve the condition of the existing affordable housing stock (65583(c)(4))	POLICIES	4.1 thru 4.7	VARIOUS	VARIES	99 - 102
Preserve Units At-Risk (65583(c)(6))	POLICY	7.1	PLNG. DIV.	ONGOING	105
Program to promote equal housing opportunities (65583(c)(5))	POLICY	6.1	PLNG. DIV.	ONGOING	104

APPENDIX C. ABAG METHODOLOGY FOR DEVELOPMENT OF RHND

This section explains ABAG's RHND methodology. It includes a description of the components used in the methodology to distribute the state identified housing need.

ABAG's RHND Methodology

The ABAG Executive Board established an advisory committee–Housing Methodology Committee–to develop the RHND methodology. This committee's primary purpose was to develop an appropriate methodology that both incorporates the planning considerations established in State Housing Element Law, and seeks to fairly distribute the State assigned Regional Housing Needs Allocation to cities and counties in the ABAG region. To accomplish this task, the committee established a set of goals that the methodology should address, as described below.

Methodology Goals

One: Growth should be based upon current city boundaries, as opposed to sphere of influence boundaries, when determining RHND allocations

Two: Address over and under-concentration of low income housing throughout the region

Three: Use the most recent, available, and up to date data source for total number of households in 1999 (1999 DOF E-5 report)

Four: Use *Projections 2000* to determine growth

Five: Address State Housing Element Law requirements

Six: Incorporate ABAG's "Smart Growth" policies

Seven: Methodology calculation should be simple, easy to understand and explain

Executive Board Policy Directives

The ABAG Executive Board issued several policy directives in order to ensure that the goals identified by the Housing Methodology Committee were implemented in the RHND methodology. These directives are identified below.

Policy Directives

One: Incorporate a 50% jobs/ 50% household weighted ratio in the RHND methodology to address the jobs/ housing issues in the region.

Two: Assign 75% of the unincorporated SOI allocations to the cities, and 25% to the counties in order to promote development in urbanized areas rather than on unincorporated lands.

Three: Establish guidelines that allow jurisdictions to re-distribute the RHND allocations on a county-wide basis during the 90-day Review and Revision Period.

Methodology Components

To address these goals and directives, the RHND methodology was based upon each jurisdiction's share of regional household and employment growth. This growth is based upon each jurisdiction's current city boundaries. The combination of regional shares of household and employment growth were applied in a methodology calculation that assigns housing need based upon the share of the proportional amount of household and employment growth each jurisdiction would have during the 1999-2006 RHND time frame.

ABAG's RHND methodology is comprised of five components; (1) Household growth, (2) Employment growth, (3) Employment (Jobs)/ household ratio adjustment, (4) Sphere of Influence allocations adjustment, (5) Income Distribution calculation. A detailed description of the RHND methodology and its components is discussed on the following pages.

ABAG has developed a methodology that considers household and employment growth as determinants for assigning each jurisdiction its RHND allocations. To determine the first component of the methodology (household growth), the methodology uses two primary sources of data, (1) DOF estimate of households in 1999, and (2) ABAG's forecast of households in 2006.

The DOF estimate of households in 1999 reflects the most recent, available, and up to date data source for total number of households in 1999 for the Bay Area region. ABAG's *Projections 2000* document contains a forecast of households for 2006. The methodology uses the DOF estimate of households in 1999 as a baseline starting point and ABAG's forecast of household in 2006 to determine growth during the 1999-2006 time period. The second component used in the methodology (employment growth) is based solely upon ABAG's *Projections 2000* forecast of employment within the Bay Area region.

ABAG's forecast of employment and household growth includes assumptions associated with demographic changes, the availability of housing (supply), personal income, rising housing prices, labor force participation rates, productivity of the workforce, interest rates and other economic indicators such as the Gross Regional Product. For a more detailed discussion of ABAG's forecast process and assumptions, refer to Appendix E.

Methodology Calculation

ABAG's allocation of housing need for each jurisdiction is based upon forecasts of household and employment growth for current city boundaries between 1999-2006. Each jurisdiction's share of regional household and employment growth is applied to ABAG's share of the statewide housing unit goals (230,743) determined by the Department of Housing and Community Development.

The calculation includes the following five components.

1. **Household growth:** Determine jurisdiction's share of regional household growth.
2. **Employment growth:** Determine jurisdiction's share of regional employment growth.
3. **Jobs/housing ratio adjustment:** Input shares of growth in an allocation formula that is applied to the regional housing need number (230,743).
4. **Unincorporated Sphere of Influence allocations adjustment:** Determine the RHND allocation for the unincorporated SOI boundary of each city, then distribute this portion of the RHND allocation, 75% to the cities, and the remaining 25% to the counties.
5. **Income Distribution component:** Divide the total projected need by income category (Very-low, Low, Moderate, Above-moderate).

1. Household Growth Component

The first component of the RHND methodology involves the determination of each jurisdiction's share of household growth in the region. For the purposes of the RHND methodology, household growth is determined by subtracting the DOF estimate of households in 1999 from ABAG's forecast of households in 2006. This household growth is then divided into the total regional household growth, which derives that jurisdiction's share of regional household growth. See Figure 17 below.

Figure 17. Determination of Household Growth

Households 2006		Households 1999		Household Growth	Regional Household Growth
HH2006*	minus	HH1999**	equals	HHG	RHHG***

$$\frac{HHG}{RHHG} = \text{Share of Regional Household Growth (SHHG)}$$

* ABAG *Projections 2000*

** DOF-January 1999 E-5 Report

*** Regional sum total of jurisdictions household growth

2. Employment Growth Component

The second component of the RHND methodology involves the determination of each jurisdiction's share of employment growth in the region. Employment growth is determined by subtracting ABAG's estimate of employment in 1999 from the 2006 forecast. The jurisdiction's regional share of employment growth is determined by the same method as the regional share of household growth. See Figure 18 below.

Figure 18. Determination of Employment Growth

Employment 2006		Employment 1999		Employment Growth	Regional Employment Growth
Jobs2006*	minus	Jobs1999*	equals	JG	RJG***

$$\frac{JG}{RJG} = \text{Share of Regional Employment Growth (SRJG)}$$

* ABAG *Projections 2000* forecast

*** Sum total of all jurisdictions household growth

3. Employment (Job)/ Household Ratio Adjustment Component (Allocation Formula)

The third component determines each jurisdiction's share of the region wide RHND allocation based upon each jurisdiction's ratio of employment (jobs)/ household growth. Each jurisdiction's share of regional household and employment growth are input into a formula which combines these percentages into a ratio of employment per household which is then applied to the region wide RHND figure (230,743) to determine the jurisdiction's share of the region wide RHND allocation. See Figure 19 below.

4. Sphere of Influence Allocations Adjustment Component

The RHND allocations are based upon current city boundaries, excluding those areas in the city's sphere of influence (SOI), outside the current city boundaries. The unincorporated areas of each county have received a RHND allocation which includes those portions of a city's unincorporated sphere of influence, in addition to those areas outside each city's SOI. This method assigns the county unincorporated, mainly non-urbanized areas an RHND allocation that includes part of the growth that is being planned by the cities.

In recognition of ABAG's "Smart Growth" policies which seek to promote development in already urbanized areas, the RHND allocation associated with growth in the unincorporated portions of each city's SOI has been divided among the cities and counties. The amount of housing need associated with the growth in the SOI areas has been calculated, and the subtracted from the unincorporated portions of each jurisdictions. Each city is assigned 75 percent of this portion of the RHND allocation, with the remaining 25 percent being assigned to each county. See Figure19 below.

Figure 19. Determine the RHND Allocation (Based upon Current City Boundaries)

Share of Job Growth		Weight Factor		Share of Household Growth		Weight Factor		HCD Regional Need		Jurisdiction Need		Uninc. SOI Need (See Step 4.)		Total Projected Need
(SRJG%	x	0.5	+	SHHG%	x	0.5)	x	230,743	=	Ineed	+	usoIneed	=	Tneed

The calculation of the RHND allocation attributed to the growth in the unincorporated SOI areas is determined by first separating the geographic areas of growth in the region into three distinct categories. Those categories are as follows:

1. Incorporated areas (inside city jurisdictional boundaries),
2. Unincorporated areas within a county's jurisdictional boundaries and outside any city's jurisdictional boundaries or SOI, jurisdictional boundaries but within its SOI.
3. Unicorporated areas outsides a city's jurisdictional boundaries but within its SOI.

The RHND methodology calculation assigns the unincorporated county areas an allocation that includes categories 2 and 3. In order to separate the RHND allocation for these categories, a separate RHND methodology calculation must be performed using the Local Area Formulation Committee (LAFCO) approved SOI boundaries.

ABAG's *Projections 2000* contains a forecast of growth for jurisdictions by city boundary as well as sub-regional study areas (SSA)–equivalent to each jurisdiction's SOI boundary. However, the DOF E-5 report estimate of occupied households in 1999 does not contain estimates for SOI areas.

In order to perform the RHND methodology calculation using the DOF baseline estimate of households in 1999, it is necessary to determine the number of units attributed to the SOI areas in the DOF estimates. This is accomplished by comparing the DOF estimate with the ABAG forecast by SSA. Figure 20 illustrates how the comparison is performed.

Substituting the ABAG sub-regional study area figure and the interpolated DOF baseline figure in the RHND methodology, results in a RHND allocation based upon adopted LAFCO SOI boundaries. The difference of the combined RHND methodology calculations for the current city boundary and LAFCO approved SOI boundaries, determines the RHND allocation associated with the unincorporated SOI areas.

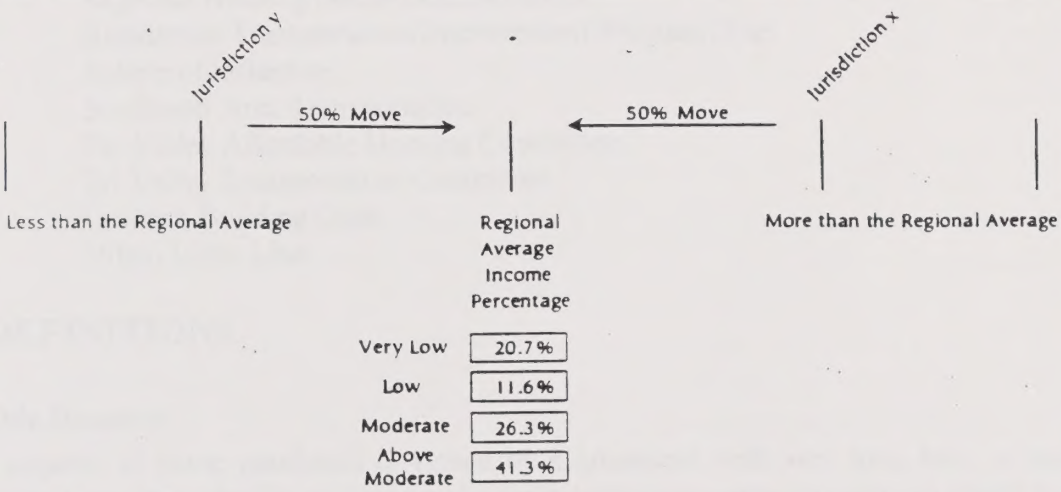
Figure 20. DOF- SOI Determination Formula

$$\text{Interpolated DOF baseline figure representing the SOI} = \text{DOF 1999 baseline figure} + \left(\text{ABAG forecast for sub-regional study areas (SOI)} - \text{ABAG forecast for current city boundaries} \right)$$

5. Income Distribution Component

According to government code, ABAG is required to distribute the total RHND allocation for each jurisdiction by income category (Very-low, Low, Moderate, Above-moderate). Furthermore, ABAG must "...seek to reduce the concentration of lower income households in cities or counties which already have disproportionately high proportions of low income households." ABAG's methodology accomplishes this by shifting each jurisdiction's income distribution as determined by the 1990 Census 50 percent towards the regional average. The distance of each jurisdiction's existing income percentage from the regional average will determine the amount of adjustment applied. See Figure 21 below.

Figure 21. Income Distribution Method: Each Jurisdiction Moves 50% Toward the Regional Average



APPENDIX D. GLOSSARY OF TERMS

1. ACRONYMS

ABAG	Association of Bay Area Governments
BMR	Below Market Rate Unit
CCCFCWCD	Contra Costa County Flood Control and Water Conservation District
CCCSD	Central Contra Costa Sanitary District
CDBG	Community Development Block Grant
CIP	Capital Improvement Program
CTIP	Commercial Transportation Improvement Program (Fee)
CRL	California Redevelopment Law
EBMUD	East Bay Municipal Utility District
EIR	Environmental Impact Report
FAR	Floor Area Ratio
GPA	General Plan Amendment
HCD	Housing and Community Development (State Department of)
HUD	Housing and Urban Development (U.S. Department of)
PUD	Planned Unit Development
RHND	Regional Housing Needs Determination
RTIP	Residential Transportation Improvement Program (Fee)
SOI	Sphere of Influence
SWAT	Southwest Area Transportation
TVAHC	Tri-Valley Affordable Housing Committee
TVTC	Tri Valley Transportation Committee
UBC	Uniform Building Code
ULL	Urban Limit Line

2. DEFINITIONS

Affordable Housing

Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make the monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income (GMI) for rental housing including utilities and pays less than 35 percent of its GMI for for-sale housing.

Assessment District

A procedure to pay for capital improvements wherein bonds are sold and obligation for payment is shared by property owners within the district.

Association of Bay Area Governments (ABAG)

A voluntary consortium of cities and counties in nine Bay Area Counties formed to cooperate on common planning issues and solve common development problems.

Build out

The future point at which all currently vacant land designated for development within a community is developed.

Capital Improvement Program

A capital improvement program is a multi-year budgeting plan that programs capital facilities for construction or acquisition.

Community Development Block Grant (CDBG)

A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Condominium

A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units.

Consistency

Free from variation or contradiction. State law requires that General Plans be internally consistent and consistent with implementation measures such as zoning.

Density (Residential)

The number of permanent primary residential dwelling units per gross acre of land. Densities specified in the General Plan are expressed in units per gross acre. Allowable density often serves as the major distinction between residential districts.

Density Bonus

The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum allowed by zoning, usually in exchange for the provision or preservation of an amenity at the same site or another location and/or in exchange for providing affordable housing or housing to seniors or to the handicapped.

Design Guidelines

Provisions guiding the design of buildings which are not mandatory but which may be used by Staff, the Design Review Board (DRB), the Planning Commission, and the Town Council in reaching decisions regarding approval of projects.

Design Review Process

A process used to administer regulations and guidelines for the exterior design of structures and associated site design and landscaping which ensure that such structures and developments are suitable, harmonious, and in keeping with the general appearance, historic character, and/or style of the surrounding area.

Development

The physical extension and/or construction of urban land uses. Development activities include, but are not limited to, subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; grading; and clearing of natural vegetative cover for non-agricultural purposes.

Development Plan

The development plan review process is utilized to promote quality architectural design, good site relationships, attractive landscaping, and other aesthetic considerations of development in the Town. Development plans are processed for new office, commercial, and industrial projects and for

multiple family residential developments and scenic hillside and major ridgeline developments. This review is also utilized for single family residential developments utilizing the Planned Unit Development process.

Development Review Process

The Town's process for reviewing and taking action to approve or deny any private or public request for development within the Town. The Development Review Process in Danville typically includes the review by Town staff for consistency of a development request with adopted Town goals, policies, ordinances and guidelines, the consultation with other concerned agencies, review by the Town's Design Review Board, and review by the Town's Planning Commission and/or Heritage Resource Commission.

Dougherty Valley Settlement Agreement

A legal, binding agreement reached between the Dougherty Valley developers, Contra Costa County, the City of San Ramon, and the Town of Danville establishing a series of performance standards, fees, and other mitigation measures in conjunction with the approval by Contra Costa County of a General Plan Amendment allowing development in the Dougherty Valley.

Downtown

As defined in this General Plan, Downtown refers to the portion of Danville identified by the "Downtown" Land Use designation on Figure 5.

Duets

A detached building designed for occupation as the residence of two families living independently of each other, with each family living area defined by separate fee title ownership.

Dwelling Unit

A building or portion of a building designed as the residence of one family.

Energy Conservation

A means of reducing the amount of energy used by consumers.

Fair Share

The equitable assignment of a regional need, such as affordable housing, to the individual local governments within that region. Typically used by the Association of Bay Area Governments to assign affordable housing responsibilities to Bay Area cities and counties, but also used with regard to hazardous materials and special needs housing.

Floor Area Ratio (FAR)

The maximum gross floor area permitted on a site divided by the total net area of the site, expressed in decimals to one or two places. For example, on a site with 10,000 net sq. ft. of land area, an FAR of 0.8 would allow 8,000 sq. ft. of floor area and an FAR of 0.5 would allow 5,000 sq. ft.

General Plan

A compendium of local policies regarding long-term development, in the form of maps and accompanying text. The General Plan is a legal document required of each local agency by the State of California Government Code Section 65301 and adopted by the City Council or Town, or Board of Supervisors.

General Plan Amendment Study (GPA Study)

A study of the benefits, liabilities, probable effects, and mitigation measures that would be required in the event the General Plan were amended for a particular site or sub-area. A GPA Study is typically prepared following the submittal of a formal request to the Town Council for authorization to prepare a GPA Study. The Town may initiate a GPA Study.

Goals

Goals are broad statements of direction leading toward a desired end state or vision.

Growth Management Element

General Plan element required of all Contra Costa County jurisdictions under Measure C – 1988; identifies performance standards for roads and essential public services, and contains policies which ensure that development pays its way and mitigates its impacts.

Home Occupation

An activity customarily conducted entirely within a residential dwelling, by a person residing in the dwelling unit, which is clearly a secondary and incidental of such dwelling as a residence.

Household

All those persons—related or unrelated—who occupy a single housing unit.

Housing Element

The state-mandated portion of the General Plan that addresses housing needs in the community and the policies and programs to meet these needs. The Element appears under separate cover and is subject to HCD review and certification.

Impact

The effect of any direct, man-made actions or indirect repercussions of man-made actions on existing physical, social, or economic conditions.

Implementation

An action, procedure, program or technique that involves the carrying out of policies.

Incentive

A reward or bonus offered by a City or Town to encourage the private sector to take an action that would be less likely otherwise.

Inclusionary Housing

Housing that is built as a result of local regulations that require a minimum percentage of all units in developments exceeding a certain size to be affordable to very low, low or moderate income households.

Infill

Development of individual vacant lots or leftover vacant properties within areas that are already developed.

Infrastructure

Capital facilities (usually publicly owned) which provide for transportation and utility services. Infrastructure includes streets, highways, water lines, and storm and sanitary sewer lines.

Land Use Permit

A permit that allows the use of land or occupancy of a structure for a particular purpose subject to limitations or conditions of approval determined through the development review process.

Local Agency Formation Commission (LAFCO)

A commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each county's LAFCO is empowered to approve, disapprove, or conditionally approve such proposals.

Market-rate Housing

Housing which is offered for rent or sale at fair market value without any consideration of standards for determining affordability.

Measure "C"-1988

Voter-approved initiative in Contra Costa County establishing a half-cent sales tax, the proceeds of which are used to develop and improve transportation facilities in the County. Local jurisdictions must develop and comply with Growth Management Element in their General Plans to be eligible for Measure "C" funds.

Median Household Income

Household income figures, adjusted for family size, published annually by the U.S. Department of Housing and Urban Development (HUD). These income figures are calculated for each statistical metropolitan statistical area (for Danville the figures pertain to the Oakland Primary Metropolitan Statistical Area). Household income groupings are determined based on the area's published median household income. Very low income households have income levels of less than 50% of the area's median income. Low income households have income levels between 50% and 72% of the area's median income. Moderate income households have income levels between 72% and 120% of the area's median income.

Minimum Density Requirements

Land use regulations which allow development only if the proposed density will be greater than a specific number of units per acre.

Minor Subdivision

Division of land into four parcels or less.

Mitigation

To ameliorate, alleviate, or avoid to the extent reasonably feasible. According to CEQA, mitigation includes: (a) not taking a certain action or parts of an action; (b) limiting the degree or magnitude of an action; (c) repairing, rehabilitating, or restoring the environment affected; (d) preserving and maintaining operations during the life of an action; and (e) replacing or providing substitute resources.

Mixed Use

Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Open Space

Any parcel or area of land or water which is essentially unimproved and devoted to an open space use for the purposes of (a) the preservation of natural resources, including visual resources; (b) the managed production of resources; (c) outdoor recreation; or (d) public health and safety.

Performance Standards

Standards for levels of service relating to municipal functions such as police, fire, and library service. These standards are incorporated into the General Plan Growth Management Element. For the purposes of the Growth Management Element, performance standards for non-transportation facilities are an objective measurement of the ability to provide a particular service to the community, either by the Town or by a Special District or Utility.

Planned Unit Development (PUD)

A development approach which allows flexible development standards which are created and implemented on a project-by-project and site-by-site basis, based on the opportunities and constraints of a specific project and site. This development approach may allow for the retention of a greater portion of the land as open space and create more flexible project designs than would not otherwise be permitted by conventional zoning.

Planning Area

The term "Planning Area" is used in two ways in this General Plan. At the Townwide level, it describes the total area addressed by the General Plan, including all land within the Town limits and potentially annexable areas. The term is also used to describe subareas within the Town which are identifiable based on natural and manmade boundaries such as creeks or roadways, and shared features or neighborhood traits.

Policy

A specific statement or principle of guiding actions which implies clear commitment and which the Town will follow to achieve its goals.

Programs

Specific actions that the Town, either alone or in coordination with other entities, will try to undertake to implement the plan.

Redevelopment

A tool authorized by the California Health and Safety Code for eliminating physical and economic blight and an aide to realizing general plan objectives for more beneficial uses of land. Under State law, the growth in property taxes collected within a designated redevelopment project area may be assigned to a Redevelopment Agency to fund activities related to blight removal.

Residential Care Facility, Large-Family and Small-Family

A small-family residential care facility serves up to eight persons, and under current state law may not be directly regulated by local land use controls. A large-family residential care facilty serves nine to sixteen persons and is subject to a limited range of land use regulation at the local level.

Rezoning

An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Second Dwelling Unit

A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Also called accessory unit, or "granny-flat".

Senior Housing

Typically one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, and restricted to occupancy by persons 62 years or older.

Setback

The horizontal distance between the property line and any on-site structure.

Single Family

A dwelling unit intended for occupancy by one family which may be independent from any other structure or which may share common walls with an adjoining structure.

Sphere of Influence

A boundary established by LAFCO that encompasses all land in the Town limits plus land in the unincorporated area which could ultimately become part of the Town through annexation.

Standards

(a) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. The State Government Code (Section 65302) requires that general plans spell out objectives, principles, "standards," and proposals. (b) Requirements in a zoning ordinance that govern building and development as distinguished from use restrictions; for example, site-design regulations such as lot area, height limit, frontage, and landscaping.

Subdivision

The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed. "Subdivision" includes a condominium project as defined in Section 1350 of the California Civil Code and a community apartment project as defined in Section 11004 of the Business and Professions Code.

Tax Increment

The additional tax revenues that result from increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes, but requires at least 20 percent to be used to increase and improve the community's supply of affordable housing.

Townhouse; Townhome

A one-family dwelling in a building group in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common and fire-resistant walls. Townhouses usually have separate utilities; however, in some condominium situations, common areas are serviced by utilities purchased by a homeowners association on behalf of all townhouse members of the association.

Title 24

Regulations adopted in 1977 by the California Energy Commission; contains prescriptive standards for wall, ceiling, and floor insulation, vapor barriers, glazing, infiltration, climate control systems, and water heating equipment.

Tri-Valley Region

The communities of Danville, San Ramon, Dublin, Pleasanton, and Livermore, as well as the adjoining unincorporated areas within Contra Costa and Alameda Counties. The three valleys are the San Ramon, Livermore, and Amador Valleys.

Underutilized Parcel

Land which is not being used to its full potential and which could potentially be redeveloped with a more economically productive use.

Uniform Building Code (UBC)

A national, standard building code which sets forth minimum standards for construction.

Uniform Housing Code (UHC)

State housing regulations governing the condition of habitable structures with regard to health and safety standards and which provide for the conservation and rehabilitation of housing in accordance with the Uniform Building Code (UBC).

Urban Limit Line

A boundary line adopted by Contra Costa County in response to a voter initiative limiting the ultimate urbanized area of the County to more than 35 percent of its total land area. The Urban Limit Line is established through the County General Plan. Land outside the line is generally designated for open space, agricultural, or rural residential uses.

Urban Services

Utilities (such as water, gas, electricity, and sewer) and public services (such as police, fire, schools, parks, and recreation) provided to an urbanized or urbanizing area.

Use

The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the Town's zoning ordinance and General Plan land use designations.

Vacant

Used to describe housing or commercial buildings which are not occupied, or land which is not being put to use.

Vertical Integration

The mixing of one land use over another in a building of two stories or more, for example residential units over a retail store.

Zoning

The division of a city or town by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

Zoning Incentive

The awarding of bonus credits to a development in the form of allowing more intensive use of land if public benefits—such as preservation of greater than the minimum required open space, provision for affordable housing, or plans for public plazas and courts at ground level—are included in a project.

Zoning Ordinance

A set of land use regulations enacted by the Town to create districts which permit certain land uses and prohibit others. Land uses in each district are regulated according to type, density, height, and the coverage of buildings.

APPENDIX E. NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE

LEAD AGENCY: Town of Danville

NAME OF PROJECT: Update to the Housing Element of the Danville 2010 General Plan

PROJECT DESCRIPTION:
The Town is required by State Government Code Section 65580-65589.8 to update and adopt its revised Housing Element by December 31, 2001. The Housing Element must be consistent with the Town's currently approved General Plan, satisfy all State regulations and California Housing and Community Development Department guidelines, and include the following components:

- A review and assessment of the Town's experience in implementing the currently approved Housing Element.
- An assessment of current and future housing needs and an inventory of resources and constraints relative to meeting those needs.
- A statement of Town goals and policies with respect to development of housing within the Town and associated sphere of influence area.

PROJECT LOCATION: Townwide

ENVIRONMENTAL EFFECTS:
For purposes of compliance with the provisions of the California Environmental Quality Act (CEQA), a Negative Declaration of Environmental Significance has been prepared for this project. By way of preparation of the Negative Declaration Environmental Significance, the Town is making the determination that no significant adverse environmental impacts will be associated with the adoption of the update to the Housing Element.

The Initial Study was prepared by Planning Division of the Town of Danville. Copies of the Initial Study may be obtained at the Town Offices at 510 La Gonda Way, Danville, California 94526.

ATTEST:

By _____ Date: November 5, 2001
Kevin Gailey, Chief of Planning

APPENDIX F. TOWN COUNCIL RESOLUTION NO. 136-2001

APPROVING A NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE AND APPROVING GENERAL PLAN AMENDMENT REQUEST GPA 2001-01 ADOPTING AN UPDATE TO THE HOUSING ELEMENT OF THE DANVILLE 2010 GENERAL PLAN

WHEREAS, the Town is required by State Government Code Section 65580-65589.8 to update and adopt its revised Housing Element by December 31, 2001; and

WHEREAS, the Housing Element must be consistent with the Town's currently approved General Plan, satisfy all State regulations and California Housing and Community Development Department guidelines, and include the following components:

- A review and assessment of the Town's experience in implementing the currently approved Housing Element
- An assessment of current and future housing needs and an inventory of resources and constraints relative to meeting those needs
- A statement of Town goals and policies with respect to development of housing within the Town and associated sphere of influence area; and

WHEREAS, a draft update of the Housing Element has been prepared and circulated for review, with this process including the requisite 60-day initial review by the Department of Housing and Community Development (HCD), who responded to the draft by way of comments dated November 21, 2001; and

WHEREAS, the draft was subsequently revised to respond to HCD comments; and

WHEREAS, for purposes of compliance with the provisions of the California Environmental Quality Act (CEQA), a Negative Declaration of Environmental Significance has been prepared indicating that no significant adverse environmental impacts are anticipated to be associated with the adoption of the update of the Housing Element; and

WHEREAS, a Mitigated Negative Declaration of Environmental Significance (MND) was prepared and approved for the Danville 2010 General Plan update; and

WHEREAS, the MND prepared and approved for Danville 2010 General Plan update addressed impacts of future development within the Town, which corresponds with the anticipated impacts resulting from adoption and implementation of the update of the Housing Element; and

WHEREAS, the projected increase in the Town's dwelling unit and population totals, and programs proposed in the draft update of the Housing Element do not raise any new significant environmental issues which were not addressed in the MND prepared and approved for the Danville 2010 General Plan update; and

WHEREAS, public participation was solicited and encouraged during the Housing Element update process as the Town sought input from the general public and other interested parties on issues concerning housing development in the Town and goals and policies to be incorporated into the update of the Housing Element; and

WHEREAS, a Town-wide notification of the Housing Element update efforts was supplied to all Town residents and commercial property owners by way of distribution of a general information article published in Danville's quarterly newsletter; and

WHEREAS, a copy of the draft update of the Housing Element was made available for viewing at the Town's website during the study session and public hearing process; and

WHEREAS, the Planning Commission did review the draft update of the Housing Element at noticed public hearings on November 27, 2001 and December 11, 2001; and

WHEREAS, the public notice of this action was given in all respects as required by law; and

WHEREAS, the Planning Commission did hear and consider all reports, recommendations, and testimony submitted in writing and presented at the hearing, now, therefore, be it

WHEREAS, the Planning Commission approved Resolution No. 2001-46, recommending the Town Council adopt the Negative Declaration of Environmental Significance and approve General Plan Amendment request 2001-01, adopting an update of the Housing Element; and

WHEREAS, the Town Council did review the draft update of the Housing Element at a noticed public hearing on December 18, 2001; and

WHEREAS, the public notice of this action was given in all respects as required by law; and

WHEREAS, the Town Council did hear and consider all reports, recommendations, and testimony submitted in writing and presented at the hearing, now, therefore, be it

RESOLVED, the Town Council of the Town of Danville concurs with the recommendation of the Planning Commission and approves a Negative Declaration of Environmental Significance and and approves General Plan Amendment request 2001-01, adopting an update of the Housing Element.

APPROVED by the Danville Town Council at a regular meeting on December 18, 2001, by the following vote:

AYES: Waldo, Arnerich, Greenberg, Shimansky
NOES: None
ABSTAINED: None
ABSENT: Doyle

Richard L Waldo

MAYOR

APPROVED AS TO FORM:

Robert B Ewing

CITY ATTORNEY

ATTEST:

Lenore

CITY CLERK

f:\planning\housing element update\TC Resolution

APPENDIX G. TOWN COUNCIL RESOLUTION NO. 28-2002

RESOLUTION NO. 28-2002

REAFFIRMING THE ADOPTION OF A NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE AND AMENDING AND RE-APPROVING GENERAL PLAN AMENDMENT REQUEST GPA 2001-01, THE UPDATE TO THE HOUSING ELEMENT OF THE DANVILLE 2010 GENERAL PLAN

WHEREAS, the Town is required by State Government Code Section 65580-65589.8 to update and adopt its revised Housing Element by December 31, 2001; and

WHEREAS, the Housing Element must be consistent with the Town's currently approved General Plan, satisfy all State regulations and California Housing and Community Development Department guidelines, and include the following components:

- A review and assessment of the Town's experience in implementing the currently approved Housing Element
- An assessment of current and future housing needs and an inventory of resources and constraints relative to meeting those needs
- A statement of Town goals and policies with respect to development of housing within the Town and associated sphere of influence area; and

WHEREAS, a draft update of the Housing Element has been prepared and circulated for review, with this process including the requisite 60-day initial review by the Department of Housing and Community Development (HCD), who responded to the draft by way of comments dated November 21, 2001; and

WHEREAS, the draft was subsequently revised to respond to HCD comments; and

WHEREAS, for purposes of compliance with the provisions of the California Environmental Quality Act (CEQA), a Negative Declaration of Environmental Significance has been prepared indicating that no significant adverse environmental impacts are anticipated to be associated with the adoption of the update of the Housing Element; and

WHEREAS, a Mitigated Negative Declaration of Environmental Significance (MND) was prepared and approved for the Danville 2010 General Plan update; and

WHEREAS, the MND prepared and approved for Danville 2010 General Plan update addressed impacts of future development within the Town, which corresponds with the anticipated impacts resulting from adoption and implementation of the update of the Housing Element; and

WHEREAS, the projected increase in the Town's dwelling unit and population totals, and programs proposed in the draft update of the Housing Element do not raise any new significant environmental issues which were not addressed in the MND prepared and approved for the Danville 2010 General Plan update; and

WHEREAS, public participation was solicited and encouraged during the Housing Element update process as the Town sought input from the general public and other interested parties on issues concerning housing development in the Town and goals and policies to be incorporated into the update of the Housing Element; and

WHEREAS, a Town-wide notification of the Housing Element update efforts was supplied to all Town residents and commercial property owners by way of distribution of a general information article published in Danville's quarterly newsletter; and

WHEREAS, a copy of the draft update of the Housing Element was made available for viewing at the Town's website during the study session and public hearing process; and

WHEREAS, the Planning Commission did review the draft update of the Housing Element at noticed public hearings on November 27, 2001 and December 11, 2001; and

WHEREAS, the public notice of this action was given in all respects as required by law; and

WHEREAS, the Planning Commission did hear and consider all reports, recommendations, and testimony submitted in writing and presented at the hearing; and

WHEREAS, the Planning Commission approved Resolution No. 2001-46, recommending the Town Council adopt a Negative Declaration of Environmental Significance for the project and approve General Plan Amendment request 2001-01, adopting an update of the Housing Element of the Danville 2010 General Plan; and

WHEREAS, the Town Council did review the draft update of the Housing Element at a noticed public hearing on December 18, 2001; and

WHEREAS, the public notice of this action was given in all respects as required by law; and

WHEREAS, the Town Council approved Resolution No. 136-2001, adopting a Negative Declaration of Environmental Significance for the project and approving General Plan Amendment request 2001-01, adopting an update of the Housing Element of the Danville 2010 General Plan; and

WHEREAS, as required by State Government Code Section 65580-65589.8, the Town of Danville completed the update and adoption process for the Housing Element prior to December 31, 2001, forwarding a copy of the adopted Danville Housing Element Update to HCD on December 21, 2001; and

WHEREAS, through a series of phone calls during the week of February 18, 2002, HCD indicated several minor adjustments to the Housing Element update the agency felt would be appropriate to assure the final version of the document meet the intent and requirements of State housing element law; and

WHEREAS, the adjustments requested by HCD generally serve to clarify timeframes for Town actions on programs outlined in the Housing Element update; and

WHEREAS, the Town of Danville memorandum dated February 22, 2002, and directed to HCD staff, detailed proposed revisions to the Housing Element update that had been mutually agreed upon by Town and HCD staff as being appropriate to have the Housing Element update be in full compliance with State housing element law; and

WHEREAS, upon their receipt of the Town's February 22, 2002 memorandum, HCD issued a letter (dated February 22, 2002) indicating a determination that Danville's adopted housing met the statutory requirements raised in the HCD letter of November 19, 2001; and

WHEREAS, the February 22, 2002 letter from HCD, further indicated that the Town would be considered to be in full compliance with State housing element law when the Town Council takes action to amend, readopt and resubmit the Housing Element update reflecting inclusion of the minor adjustments outlined in the Town memorandum of February 22, 2002; and

WHEREAS, the Town Council did review the proposed revisions to the Housing Element update at a noticed public hearing on March 5, 2002; and

WHEREAS, the public notice of this action was given in all respects as required by law; now, therefore, be it

RESOLVED, the Town Council of the Town of Danville reaffirms their approval of the Negative Declaration of Environmental Significance for the project and amends and re-approves the update of the Housing Element of the Danville 2010 General Plan.

APPROVED by the Danville Town Council at a regular meeting on March 5, 2002, by the following vote:

AYES: Waldo, Arnerich, Doyle, Greenberg, Shimansky
NOES: None
ABSTAINED: None
ABSENT: None

Richard J. Waldo
MAYOR

APPROVED AS TO FORM:

Robert B. Ewing
CITY ATTORNEY

ATTEST:

C. V. Lunsford
CITY CLERK

APPENDIX H. HCD COMMENT LETTER NOVEMBER 19, 2001

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Division of Housing Policy Development
1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
www.hcd.ca.gov
(916) 323-3176 FAX:327-2643

November 21, 2001

Mr. Kevin Gailey, Chief of Planning
Town of Danville
Planning and Building
510 La Gonda Way
Danville, California 94562-1740

Dear Mr. Gailey:

RE: Review of the City of Danville's Draft Housing Element

Thank you for submitting Danville's draft housing element, received for our review on September 24, 2001 along with a facsimile transmission received on November 19, 2001. As you know, the Department of Housing and Community Development (HCD) is required to review draft housing elements and report our findings to the locality pursuant to Government Code Section 65585(b).

A telephone conversation on November 19, 2001 with you helped facilitate the review. This letter and Appendix summarize the results of this conversation and our review.

Danville's housing element is well written and provides the basic framework for future residential development during the 2001-2006 planning period. The element's special needs analysis is particularly well done. We also commend the City on its proactive efforts to assist the development community and housing advocacy groups by creating and maintaining a current inventory of vacant and underutilized sites (Policy 1.6). However, as discussed in our phone conversation, certain sections of the element need revision to comply with State housing element law (Article 10.6 of the Government Code). Among the necessary changes, the City's proposed programmatic approaches to accommodating the housing needs for lower income households (i.e., infill, mixed use, and higher densities in the downtown) should be strengthened. This and other required changes are discussed in greater detail in the enclosed Appendix.

In closing, we are appreciative of the information and insight that you provided during the review process. We would be pleased to provide any assistance necessary to facilitate the City's efforts to comply with State law. If you would you like to schedule a meeting in Danville or Sacramento or have any questions or concerns, please contact Don Thomas, of our staff, at (916) 445-5854.

In accordance with requests pursuant to the Public Records Act, we are forwarding copies of this letter to the persons and organizations listed below.

Sincerely,

Cathy E. Creswell

Cathy E. Creswell
Deputy Director

Enclosures

cc: Mark Stivers, Senate Committee on Housing & Community Development
Catherine Ysrael, Supervising Deputy Attorney General, AG's Office
Terry Roberts, Governor's Office of Planning and Research
Kimberley Dellinger, California Building Industry Association
Marcia Salkin, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Weiner, California Coalition for Rural Housing
John Douglas, AICP, Civic Solutions
Dara Schur, Western Center on Law and Poverty
Alexander Abbe, Law Firm of Richards, Watson & Gershon
Ruben Duran, Law Firm of Neufield, Jaffe & Levin
David Booher, California Housing Council
Sue Hestor, Attorney at Law
Gary Hambly, Building Industry Association
Jim Ragsdale, David Evans Associates
Paul Campos, Home Builders Assoc. of Northern California
Shannon Dodge, Non-Profit Housing Association of Northern California
Eve Bach, Arc Ecology
Monique K. Doryland, Bay Area Legal Services
Charles Klinge, Gagen, McCoy, McMahon & Armstrong
Rachel Iskow, Rural California Housing Corporation

The following changes would bring Danville's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change we cite the supporting section of the Government Code.

A. Housing Needs, Resources and Constraints

1. *Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels (Section 65583(a)(1)). Include the locality's share of regional housing need in accordance with Section 65584.*

   The element indicates that 433 certificates of occupancy were issued between January 1, 1999 and August 15, 2001 (Table 28). Danville's RHNA can be reduced by the number of new units built since January 1, 1999. However, the element must demonstrate the newly built units are assigned to the appropriate income group. In particular, the element should demonstrate that the 37 units subtracted from the very low- and low-income groups are, in fact, affordable, based upon the unit's sales price or rent level.

2. *Include an inventory of land suitable for residential development, including sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3)).*

   According to element, the available residential sites, consisting of a combination of vacant residential and underutilized single- and multi-family sites (Tables 25, 26, and 27), can potentially accommodate the development of 1,355 dwelling units (page 51). Less the 37 units for which certificates of occupancy have been issued (see A.1, above), along with the 75-unit Bridge Housing Corp project, Danville's remaining new construction need for lower-income households is 116 units. It appears that many of the sites designated for multifamily development (Table 27) will be builtout in the 7 to 12 and 13 to 17 dwelling unit density ranges. The element should clarify how the remaining housing need for lower-income households can be accommodated during the 2001-2006 planning period at these densities. In addition, the available sites and land inventory analysis should be expanded to include the following:

   - A description of existing market conditions, past and future development trends and an explanation of the City's methodology for determining the identified densities (7-17 units per acre) can accommodate the new residential construction need for lower-income households. The expanded analysis should describe the City's role in ensuring and facilitating residential development affordable to lower-income households. The element could include recent examples of affordable residential projects (include approximate sales price/rental costs and densities).

   - A description of the incentives the City will employ to facilitate recycling/reuse, particularly for the four (4) underutilized M-29 zoned sites, which are current occupied by single-family homes (Table 27). We note that these four 0.3 acre sites appear to be in

close proximity to one another, and individually too small to realistically accommodate multifamily development. As a result, the element could include a program/action that commits the City to facilitate coordination among the respective property owners for the purposes of encouraging lot consolidation.

- An indication if the City has policies/programs in place that discourage single-family or lower density development in those areas designated for higher density residential uses.

- In addition to the approved 75-unit Bridge Housing Corporation senior project, include examples of recently approved/constructed higher density residential or mixed-use projects that are affordable to lower-income household (include approximate sales/rental costs and densities).

- An analysis of whether the identified vacant and underutilized sites have or could have sufficient infrastructure availability (e.g., water and sewer) to allow development to occur by the end of the current planning period.

3. *Analyze potential and actual governmental constraints upon the maintenance, improvement, and development of housing for all income levels, including land use controls and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584 (Section 65583(a)(4)).*

   The element contains a general overview of the environmental and development review and approval process (pg. 47). However, the element should be expanded to include a more detailed description of the City's land-use entitlement processes and procedures, including timelines, as they apply to residential development (i.e., general plan amendments, specific/community plans, rezones, subdivision maps, development plan review, and use permits). Specifically, the element should describe the typical permitting processes (i.e., timelines and procedures) as they apply to the review and approval of multifamily housing, mobilehomes, second units, emergency shelters, and transitional housing.

5. *The element should contain an analysis of any special housing needs, such as the homeless (65583(A)(6)).*

   The element provides a listing of homeless shelters and transitional housing facilities that serve Contra Costa County. Although Danville's zoning code conditionally allows these facilities in multifamily zones, there are presently no such facilities in the City. The element further indicates that 893 of the City's residents could be "at risk" of becoming homeless. As a result, the element should include more definitive information about the number, type, or needs of the homeless population in the City. Please refer to the organizations below and/or contact the providers described in the element for more information.

   - Tri-Valley Interfaith Poverty Forum - (925) 820-0758;
   - Shelter Inc. - (925) 646-5500;
   - Independent Living Resource - (925) 363-7293; and/or
   - Region Center of the East Bay - (925) 798-3001.

C. Housing Programs

1. *Include a program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land-use and development controls, and provision of regulatory concessions and incentives. The housing element shall contain programs, which assist in the development of adequate housing to meet the needs of low- and moderate-income households (Section 65583(c)).*

The element contains summaries of 31 housing element policies including a listing of responsible agencies and general timelines. A review of Danville's programs, from the prior planning period, indicates some of objectives were not accomplished. To address the program requirements of Government Code Section 65583(c), and in order for the City's proposed housing development and assistance strategies to be more effective during the next planning period, the programs and corresponding actions should be expanded to include: (1) a description of the City's specific role with regards to implementation, and (2) identify specific funding sources where appropriate. Those programs that should be revised/strengthened to demonstrate more commitment on the City's part include, but are not limited to, the following

- **Infill and Mixed Use - Policies 1.1 and 1.2**: These programs should be expanded to show the City's commitment to offering density bonuses (i.e., rather than "will consider"). Further, to ensure that the infill program will have tangible results in terms of increasing affordable housing opportunities, Policy 1.1 should include a specific date early within the planning period to establish alternative density standards and design guidelines. Policies 1.1 and 1.2 should also describe other regulatory incentives the City will provide.

- **Density Bonus - Policy 2.1**: According to the element, the density bonus provisions have gone unused since the ordinance was adopted in 1994. This program and corresponding action should be strengthened to describe the City's specific role in providing both additional fiscal and regulatory incentives as well as informing the development community (for- and non-profit) of the benefits of the provisions, thereby, making the ordinance a more attractive and viable land-use tool. The City may want to make use of the "How to" brochure, similar the second-unit program.

- **First–Time Homebuyer – Policy 2.8**: The element should describe how and when (i.e., early within the planning period) the City will disseminate information regarding Contra Costa County's Mortgage Credit Certificate and first-time homebuyer programs (i.e., the Town's quarterly newsletter or web page).

- **Special Needs - Policy 3.1**: Expand the programmatic objectives and actions to demonstrate the City's commitment to encourage and facilitate the development of housing opportunities for the City's homeless population.

- **Accessible Units - Policy 3.3**: Provide a more definitive date as to when the City will take action to adjust local land-use plans and development regulations to ensure that adequate sites are available to special needs households. Preferably early within the planning period.

- **Weatherization & Utility Payment Assistance – Policy 4.2**: To ensure that Danville's residents make better use of this program this planning period, the element should describe how and when the City will disseminate information regarding the County-administered assistance programs (i.e., the Town's quarterly newsletter or web page).

- **Fair Housing – Policy 6.1**: In addition to indicating that CDBG monies are available from the County, this program should describe the City's specific role in promoting equal housing opportunities throughout the community. Please refer to the HCD's publication, "*Housing Element Questions and Answers*" (pages 1-4), for further guidance (sent under a separate cover).

2. *Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, and emergency shelters and transitional housing. Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all income levels pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multifamily residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low-and low-income households (Section 65583(c)(1)).*

   Absent a complete land inventory analysis as required in A.2, it is not possible to evaluate the adequacy of the City's sites program.

3. *Describe the amount and uses of moneys in the redevelopment agency's Low- and Moderate Income Housing Fund (L&M Fund (Section 65583c)).*

   The facsimile received by this Department on November 19, 2001 indicates that the Redevelopment Agency's set-aside funds expected to be available over the planning period will go towards debt service of the 75-unit Bridge senior housing project. Please include this information in the element.

4. *Include program actions to address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing for all income levels (Section 65583(c)(3)).*

   As noted previously (A.3), Danville's element requires a more thorough description and analysis of the City's land-use entitlement procedures. Depending upon the results of that analysis, the City may need to add programs to remove or mitigate any identified constraints.

D. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort (Section 65583(c)).

We note that the two study sessions for the Planning Commission were the primary forums for soliciting comments from the City's residents as part of the update process. However, due to the importance of the public participation process, it is critical that the element demonstrate how the City played a substantive role in soliciting input from all economic groups during the development of the housing element, especially lower-income households, their representatives, or advocates. In addition, does the City have plans to continue their public outreach efforts throughout the draft review and adoption process? Please refer to the HCD's publication, *"Housing Element Questions and Answers"* (pages 1-4), for further guidance on generating public participation (sent under a separate cover).

APPENDIX I. HCD COMMENT LETTER FEBRUARY 22, 2002

STATE OF CALIFORNIA--BUSINESS, TRANSPORTATION AND HOUSING AGENCY

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Division of Housing Policy Development
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[illegible]mento, CA 94252-2053
[illegible]@hcd.ca.gov
(916) 323-3176 FAX: 327-2643

February 22, 2002

Mr. Joe Calabrigo, Town Manager
Town of Danville
510 La Gonda Way
Danville, California 94526-1740

Dear Mr. Calabrigo:

RE: Review of the Town of Danville's Adopted Housing Element

Thank you for submitting Danville's housing element, adopted December 18, 2001 and received for our review on December 26, 2001, along with facsimile transmissions received on February 20, and 22, 2002. In accordance with Government Code Section 65585(h), the Department of Housing and Community Development (HCD) is required to review adopted housing elements and report our findings to the locality. Telephone conversations during February 2002 with Mr. Kevin Gailey, Chief of Planning, helped facilitate the review.

The adopted housing element, with the inclusion of the February 20, and 22, 2002 revisions, now address the statutory requirements raised in our November 19, 2001 review letter. The element will be in full compliance with State housing element law (Article 10.6 of the Government Code) when amended, readopted, and submitted to this Department for review. We commend Danville for its diligence in working to develop an element in compliance with State housing element law and addressing the housing needs of the community by developing mixed-use and infill programs and development strategies. The Town should also be commended for its commitment to promote these program and collaborate with affordable housing developers. The Town should utilize the required annual reporting process (Government Code Section 65400) as a means to evaluate the effectiveness of adopted programs and corresponding action plans, in terms of increasing housing opportunities for the residents of Danville.

Again, we greatly appreciate the Town's extra effort to develop a housing element that complies with State housing element law and appreciate the insight and cooperation that Mr. Gailey provided during the course of our review. We look forward to receiving the adopted amendments pursuant to Government Code Section 65585(h). If we can be of assistance in implementing the programs or policies of the element, or if you have any questions, please contact Don Thomas, of our staff, at (916) 445-5854.

In accordance with requests pursuant to the Public Records Act, we are forwarding copies of this letter to the persons and organizations listed below.

Sincerely,

Cathy E. Creswell

Cathy E. Creswell
Deputy Director

Enclosures

cc: Kevin Gailey, Chief of Planning, Town of Danville
Monique K. Doryland, Bay Area Legal Services
Charles Klinge, Gagen, McCoy, McMahon & Armstrong
Rachel Iskow, Rural California Housing Corporation
Tiven Racioppo, McCutchen, Doyle, Brown, & Enersen LLP
Mark Stivers, Senate Committee on Housing & Community Development
Catherine Ysrael, Supervising Deputy Attorney General, AG's Office
Terry Roberts, Governor's Office of Planning and Research
Kimberley Dellinger, California Building Industry Association
Marcia Salkin, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Weiner, California Coalition for Rural Housing
John Douglas, AICP, Civic Solutions
Deanna Kitamura, Western Center on Law and Poverty
Greg Spiegel, Western Center on Law and Poverty
Alexander Abbe, Law Firm of Richards, Watson & Gershon
Ruben Duran, Law Firm of Neufield, Jaffe & Levin
Dara Schur, Protection & Advocacy, Inc.
David Booher, California Housing Council
Sue Hestor, Attorney at Law
Gary Hambly, Building Industry Association
Jim Ragsdale, David Evans Associates
Paul Campos, Home Builders Assoc. of Northern California
Shannon Dodge, Non-Profit Housing Association of Northern California
Eve Bach, Arc Ecology

APPENDIX J. ACKNOWLEDGEMENTS

The following individuals contributed to the preparation of the Housing Element Update.

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Newell Arnerich
Mildred Greenberg
Michael Shimansky

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Robert Combs
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